



REGULAR MEETING OF THE SAN MARCOS PLANNING AND ZONING COMMISSION

Tuesday, April 12, 2011, 6:00 p.m.
City Hall Council Chambers
630 E. Hopkins Street

Bill Taylor, Chair
Bucky Couch, Vice-Chair
Sherwood Bishop, Commissioner
Randy Bryan, Commissioner
Curtis O. Seebeck, Commissioner
Jim Stark, Commissioner
Chris Wood, Commissioner
Travis Kelsey, Commissioner
Kenneth Ehlers, Commissioner

AGENDA- AMENDED

1. **Call to Order.**
2. **Roll Call.**
3. **Chairperson's Opening Remarks.**
4. ***NOTE:*** *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*
5. **Citizen Comment Period.**
6. **CUP-11-02. (Frank's Auto Shop)** Hold a public hearing and consider a request Carlos Hernandez, on behalf of Frank Sanchez, to use 7,500 square feet of an existing 13,500 square foot auto repair garage as an auto paint and body garage.
7. **LUA-11-07 (1104, 1106, 1108, and 1110 Jones Street)** Consider postponement of a request by Matt Chambers, agent for Bob Walch, for a Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for a tract of land described as Victory Gardens Second Edition Block 34, Lots 9, 10, 11 and 12 located in the 100 block of Jones Street.
8. **ZC-11-10 (1108 Jones Street)** Consider postponement by Matt Chambers, agent for Bob Walch, for a Zoning Change from Single Family Residential (SF-6) to Town House (TH), for a .06 acre tract described as Victory Gardens Block 34, Lot 12, and located at 1104 Jones Street.
9. **ZC-11-11 (1104 Jones Street)** Consider postponement of a request by Matt Chambers, agent for Bob Walch, for a Zoning Change from Single Family Residential (SF-6) to Town House (TH), for a .06 acre tract described as Victory Gardens Block 34, Lot 10, and located at 1108 Jones Street.

10. **ZC-11-12 (1106 Jones Street)** Consider postponement of a request by Matt Chambers, agent for Bob Walch, for a Zoning Change from Single Family Residential (SF-6) to Town House (TH), for a .06 acre tract described as Victory Gardens Block 34, Lot 11, and located at 1106 Jones Street
11. **ZC-11-13 (1110 Jones Street)** Consider postponement of a request by Matt Chambers, agent for Bob Walch, for a Zoning Change from Single Family Residential (SF-6) to Town House (TH), for a .06 acre tract described as Victory Gardens Block 34, Lot 9, and located at 1110 Jones Street.
12. **A-11-01 (Chestnut Street Lofts)** Hold a public hearing and consider a request by Chestnut Street Lofts, LLC, on behalf of 817 Statehouse, Inc, to abandon undeveloped ROW described as Live Oak Street on the plat and commonly known as Acorn Street from the intersection of Acorn Street and Chestnut Street to the intersection of Acorn Street and W. Sessoms Drive.
13. **LUA-11-04 (Chestnut Street Lofts)** Hold a public hearing and discuss a request by Chestnut Street Lofts LLC, on behalf of 817 Statehouse, Inc, for a land use map amendment from Low Density Residential to Mixed Use for 0.36 acres described as Lot 108 of the Park Addition, Third Division and located at 907 Chestnut Street.
14. **ZC-11-07 (Chestnut Street Lofts)** Hold a public hearing and discuss a request by Chestnut Street Lofts LLC, on behalf of 817 Statehouse, Inc, for a zoning change request from MF-12 to Mixed Use for 0.36 acres described as Lot 108 of the Park Addition, Third Division and located at 907 Chestnut Street.
15. **LUA-11-05 (Chestnut Street Lofts))** Hold a public hearing and discuss a request by Chestnut Street Lofts LLC, on behalf of 817 Statehouse, Inc, for a land use map amendment from Commercial to Mixed Use for 1.387 acre area described as Lots 111, 114, 110, 115, and 116 of the Park Addition, Third Division and located at 817 Chestnut Street.
16. **ZC- 11-08 (Chestnut Street Lofts).** Hold a public hearing and discuss a request by Chestnut Street Lofts LLC, on behalf of 817 Statehouse, Inc, for a zoning change request from Neighborhood Commercial (NC) to Mixed Use (MU) for 1.387 acre area described as Lots 111, 114, 110, 115, and 116 of the Park Addition, Third Division and located at 817 Chestnut Street
17. **PDD-11-01 (Chestnut Street Lofts)** Hold a public hearing and discuss a request by Chestnut Street Lofts LLC, on behalf of 817 Statehouse, Inc, for a PDD Overlay with a Mixed Use (MU) base zoning district for 1.90 acre area described as Lots 108,111,114,110, 115, and 116 of the Park Addition, Third Division and the adjacent undeveloped ROW of Live Oak Street (also known as Acorn Street) and located at 817 Chestnut Street.
18. **SmartCode Future Land Use Amendment.** Hold a public hearing and consider action on a future land use map amendment for an area generally bounded by Concho Street, Moore Street, North Street, Comanche Street, Shady Lane, Fredericksburg Street, Hull Street, Guadalupe Street, I-35, McKie Street, LBJ Drive, and CM Allen Street from Mixed Use, Open Space, Industrial, Public and Institutional, Heavy Commercial, Neighborhood Commercial, Commercial, High Density Residential, Medium Density Residential, and Low Density Residential to G4(Growth Division 4), G3(Growth Division 3), O1(Open Space 1), or Open Space 2.

- 19. SmartCode Rezoning.** Hold a public hearing and consider action on a zoning change for an area generally bounded by Concho Street, Moore Street, North Street, Comanche Street, Shady Lane, Fredericksburg Street, Hull Street, Guadalupe Street, I-35, McKie Street, LBJ Drive, and CM Allen Street from MF-24 (Multi-family), SF-6 (Single Family Residential), D (Duplex), TH(Townhouse Residential District), SF-4.5 (Single Family Residential), PH-ZL(Patio Home-Zero Lot Line), PDD (planned development District), P (Public and Institutional), OP(Office Professional), NC(Neighborhood Commercial) , MU (Mixed Use), MR(Manufactured Home Restricted), MF-18 (Multi-Family), MF-12 (Multi-Family), LI (Light Industrial), HI (Heavy Industrial), HC (Heavy Commercial), GC (General Commercial), D (Duplex), CC (Community Commercial), CBA (Central Business Area) to T4 (Transect 4), T5 (Transect 5), or CS(Civic Space).
- 20. SmartCode.** Hold a public hearing and consider a recommendation to the City Council on the inclusion of architectural standards and/ or architectural guidelines in the San Marcos SmartCode.
- 21. Student Liaison.** Consider the appointment of a student liaison to the Planning and Zoning Commission.

22. Discussion Items.

Commission members and staff may discuss and report on items related to the Commission's general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.

Planning Report

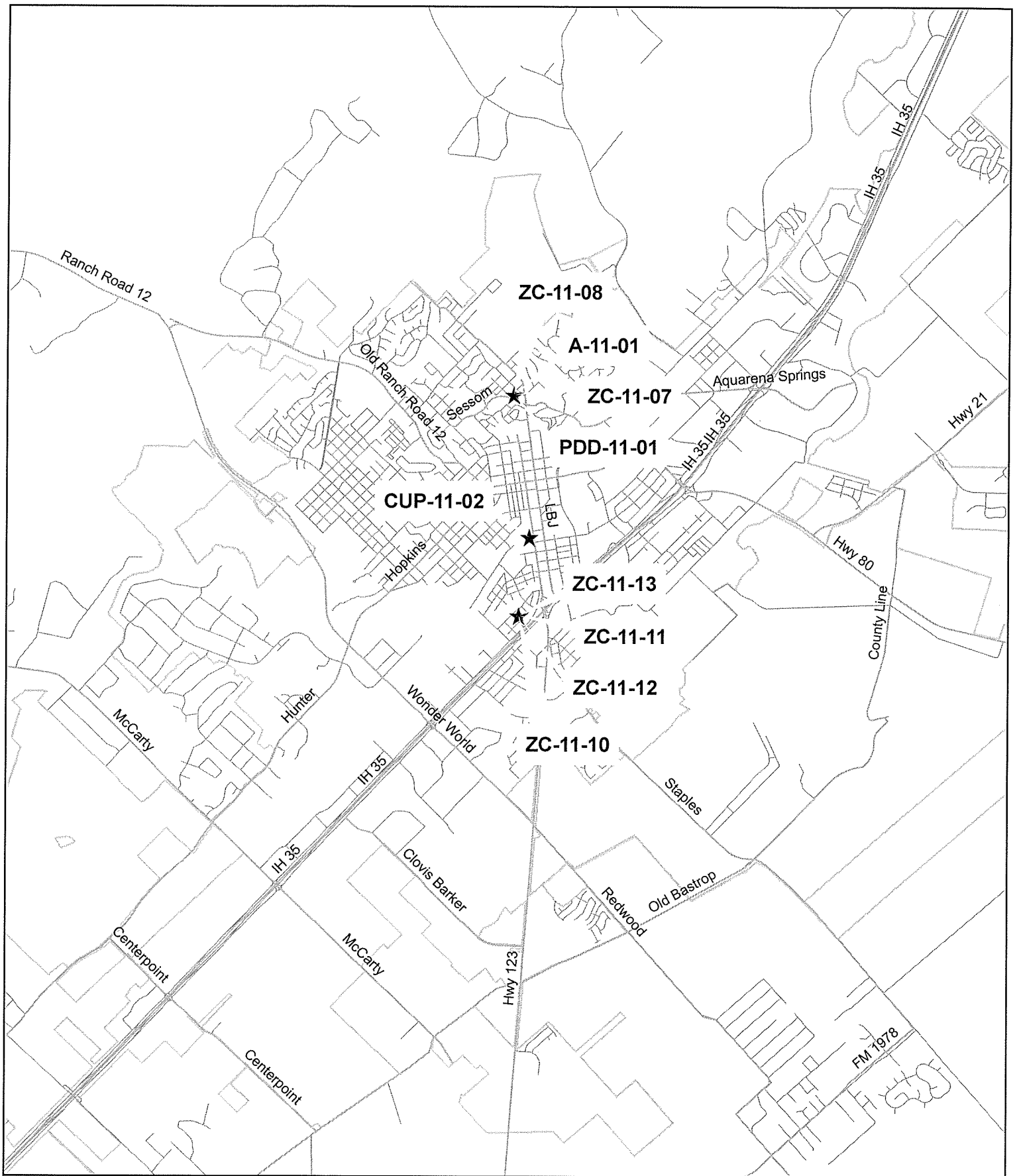
- a. Recap of Planning and Zoning Commission annual retreat.
- b. CIP update

Commissioners' Report.

- 23.** Consider approval of the minutes from the Regular Meeting on March 22, 2011.
- 24.** Consider approval of the minutes from the Special Meeting on March 29, 2011.
- 25.** Questions from the Press and Public.
- 26.** Adjourn.

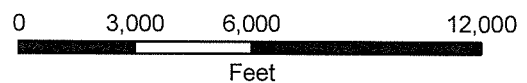
Notice of Assistance at the Public Meetings:

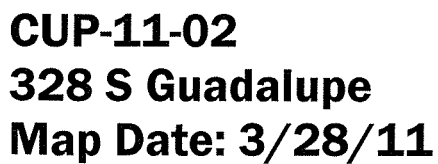
The San Marcos City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in that area. Sign interpretative for meetings must be made 48 hours in advance of the meeting. Call the City Clerk's Office at 512-393-8090.



Location Map
April 12, 2011

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**Conditional Use Permit
CUP-11-02
Frank's Automotive
328 S. Guadalupe**



Applicant Information:

Applicant: Carlos Hernandez
907 Field St
San Marcos TX 78666

Property Owner: Frank Sanchez
328 S. Guadalupe
San Marcos TX 78666

Applicant Request: A Conditional Use Permit (CUP) to allow auto 7500 square feet of an existing 13,500 square foot building to be converted from general auto repair to an auto paint and body garage.

Notification: Public hearing notification mailed on Friday, April 1, 2011.

Response: No responses as of April 6, 2011

Subject Property:

Location: 328 S. Guadalupe

Legal Description: BF Donaldson Lot 3A Block 2

Frontage On: Guadalupe

Neighborhood: Adjacent to East Guadalupe

Existing Zoning: General Commercial

Master Plan Land Use: Commercial

Sector: Sector 4

Utilities: Existing

Existing Use of Property: Auto Repair

Proposed Use of Property: Auto Repair with Paint and Body Repair

Zoning and Land Use Pattern:

	Zoning	Existing Land Use
N of Property	CC	Railroad Tracks/Hardware Store
S of Property	GC	San Marcos Station
E of Property	CC	Offices/Retail
W of Property	GC	Car yard/Railroad Tracks

Staff has discussed with the applicant and is recommending **postponement to the April 26th meeting** to allow staff and the applicant to resolve outstanding issues related to a previous parking variance on-site.

Prepared by:

John Foreman

Planner

April 6, 2011

Name

Title

Date

Land Use Map Amendment

LUA-11-07

1104 - 1110 Jones St



Summary:

The applicant is requesting a Land use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) at 1248 Conway Drive.

Applicant:

Matthew Chambers
625 W. MLK Dr.
San Marcos, TX 78666

Property Owners:

Matthew Chambers
625 W. MLK Dr.
San Marcos, TX 78666

Bob Walch
426 E. Orchard St.
Fredericksburg, TX 78624

Notification:

Personal notifications of the public hearing were mailed on Wednesday, March 9, 2011 to all property owners within 200 feet of the subject property. The case was postponed to a date certain at the March 22nd P&Z meeting.

Response:

A survey was received from surrounding property owners and is included in your packet. Staff is still verifying the signatures at this time.

Subject Property:

Location:

1104 – 1110 Jones St

Legal Description:

Lot 26, Blanco Gardens South

Sector:

4

Current Zoning:

Single-family residential (SF-6)

Proposed Zoning:

Townhouse (TH)

Current Future Land Use Map Designation:

Low Density Residential (LDR)

Proposed Future Land Use Map Designation:

Medium Density Residential (MDR)

Surrounding Area:

	Current Zoning	Existing Land Use
N of Property	SF-6	Residential
S of Property	SF-6	Vacant
E of Property	SF-6	Residential
W of Property	SF-6	Residential

Planning Department Analysis:

The subject property is located in the Victory Gardens Neighborhood, approximately 260 feet northwest of the intersection of Hines St and Jones St. This request is proceeding concurrently with a zoning change request from Single-Family (SF-6) to Townhouse (TH). In addition to the zoning change the applicant has also applied for and been accepted into the City's infill development program. The applicant is proposing to utilize the subject property to develop townhouses.

Medium Density Residential (MDR) land uses are typically characterized by apartments and condominiums. The subject property is located in a transition area between commercial activity in the IH 35 corridor and a more established residential neighborhood. Currently Hines St acts as the dividing line between Heavy and General Commercial zoning districts that have frontage on IH 35 and the Single Family Residential that characterizes the Victory Gardens Neighborhood. Incorporating some Medium Density Residential Land Uses in this area can act as a transition between the more intense commercial uses and the Low Density Residential. Medium Density Residential also provides an opportunity for a mix of housing types all located within the same area with access to commercial services.

The subject property will have vehicular access to Jones St and receive City water and wastewater from mains located along Jones St. A Capital Improvement Project focused on the Victory Gardens Neighborhood has planned improvements for this street including road and utility infrastructure improvements plus the addition of a sidewalk on the opposite side of the street.

Staff has evaluated the request for consistency with the Horizons Master Plan and the Sector 4 Plan. Medium Density Residential is recommended for just over 5% of the total area of Sector 4, including areas surrounding the subject site to the south and east.

Consistent	Neutral	Inconsistent	Horizons Master Plan Policy Statement
X			<p>Policy LU-1-1: The City shall ensure that all land use decisions are in accordance with the vision statement, goals, and policies in the Future Land Use Plan and other elements of the Master Plan.</p> <p><i>Comment: The subject property's proposed land use designation of Medium Density Residential is in keeping with surrounding properties.</i></p>
X			<p>Policy LU-1.21: The City shall encourage new development to locate in areas already served by utilities and other community facilities.</p> <p><i>Comments: Existing city utilities are in place to serve this property, and the proposed duplexes would occupy a lot that is currently vacant.</i></p>
X			<p>Policy LU-3.2: The City shall provide safe and adequate housing opportunities to meet the Different housing needs of all income groups of the City's present and future populations. .</p> <p><i>Comment: The proposed change will provide the opportunity for additional, new housing.</i></p>

Consistent	Neutral	Inconsistent	Horizons Master Plan Policy Statement
X			<p>Policy LU-3.3: The City shall provide adequate space in appropriate locations for residential development in order to provide safe and sanitary housing, to meet the housing and social needs for a desired standard of living for the City's present and future population.</p> <p><i>Comment: The proposed change will help provide adequate space in the appropriate location for residential development to meet the housing and social needs for the City's present and future population.</i></p>
X			<p>Policy LU-3.14: The City shall discourage any type of multifamily or single family residential development in such concentrations and expanses that, by accepted planning standards, there are not sufficient amenities to support such development and the quality of life in the area would be diminished.</p>
X			<p>Policy LU-4.1: The City shall determine the need for multi-family dwelling units and shall ensure that the location of these units is compatible with adjacent land uses and is property buffered and adequately served by roads and public utilities.</p> <p><i>Comment: The proposed townhomes would be located in an area characterized by a mix of duplexes and single-family, and with multifamily in close proximity. This property is adequately served by roads and public utilities.</i></p>
X			<p>Policy LU-4.2: The City shall encourage residential areas, especially higher density uses, have access to shopping, recreation, and work places that are convenient not only for automobile traffic but also for foot and bicycle traffic in order to minimize energy consumption, air pollution, and traffic congestion.</p> <p><i>Comment: The subject property is conveniently located within close proximity of IH 35 and commercial and retail establishments along the IH 35 corridor. In addition the Victory Gardens Drainage and open space area provides some recreation opportunities.</i></p>
X			<p>Policy LU-4.3: The City shall encourage medium and high density residential developments to have direct access to at least collector width streets to accommodate traffic volumes and turning patterns generated by high concentrations of people. They should also be located near major arterials. Low density residential development should not be impacted by heavy traffic generated by medium and high density areas.</p> <p><i>Comment: The subject property is within 300 feet of Hines St and within close proximity to IH 35. This area of town provides a closely gridded street network that should alleviate any traffic concerns generated by this proposed land Use amendment.</i></p>

Consistent	Neutral	Inconsistent	Sector 4 Plan Sector Goals
X			Walkable, pedestrian-friendly neighborhoods
	X		Safe, well-connected bicycling routes on all major streets to connect neighborhoods with desirable destinations
	X		Traffic calming to reduce "Cut-through" traffic in older neighborhoods
	X		Internal circulation in new commercial development to prevent traffic problems common in strip commercial development
	X		Context-sensitive street design giving equal value to vehicular movement, community aesthetics, and pedestrian and cyclist safety.
	X		Interconnected streets in future development
X			Compatible infill development and redevelopment
X			"Neighborhood-friendly" development mitigating negative impacts of higher intensity uses.

Consistent	Neutral	Inconsistent	Sector 4 Plan Sector Goals
X			Preserved & enhanced visual character through variety of design requirements
	X		High-quality, attractive development along Interstate 35, Hopkins, Aquarena Springs, Highway 80 and Highway 21 as community gateways
	X		Improved open space and recreational opportunities

The applicant's request is a reduction in the intensity of the Future Land Use. Staff considers the request to change land use classification to Medium Density Residential to be supportive of the Horizons Master Plan and the Sector 4 plan and recommends approval.

Planning Department Recommendation:		
<input checked="" type="checkbox"/>		Approve as submitted
<input type="checkbox"/>		Approve with conditions or revisions as noted
<input type="checkbox"/>		Alternative-Public Hearing only
<input type="checkbox"/>		Denial

The Commission's Responsibility:

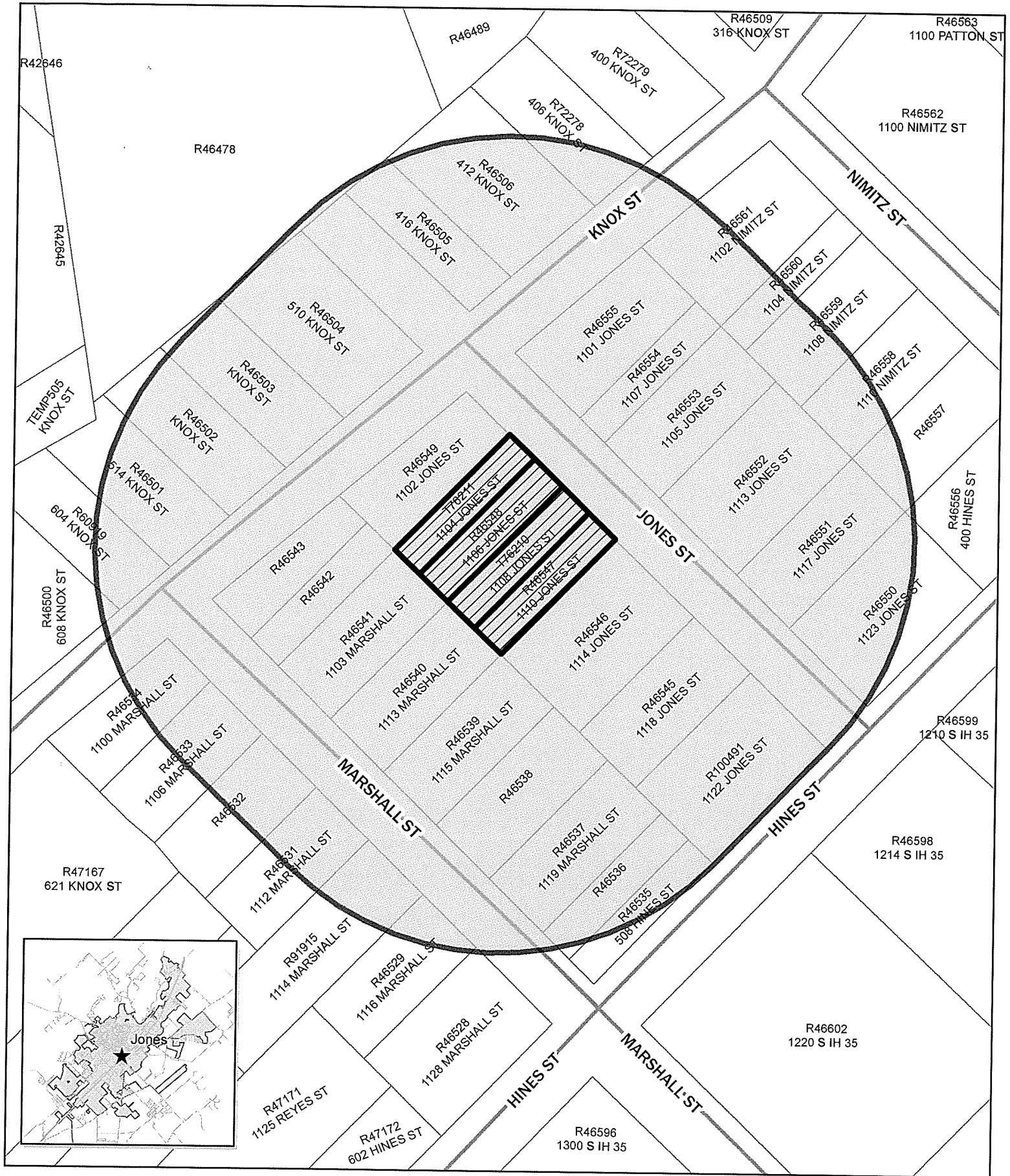
The Code requires the Commission to hold a public hearing and receive public comment regarding the proposed Land Use Map Amendment. The Commission's advisory recommendation to the Council is a discretionary decision. The City Council will ultimately decide whether to approve or deny this request, and will do so through the passage of an ordinance.

After considering the public input, your recommendation should be based on the "fit" of this proposal for a land use amendment with the general character, land use pattern and adopted policy for the area. Section 1.4.1.4 charges the Commission to consider the following criteria for amendments to the Master Plan's Future Land Use Map:

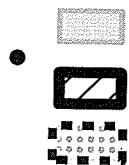
- Whether the amendment is consistent with the policies of the Master Plan that apply to the map being amended;
- The nature of any proposed land use associated with the map amendment; and,
- Whether the amendment promotes the orderly and efficient growth and development of the community and furthers the public health, safety and general welfare of the City.

Prepared by:

Abigail Gillfillan	Planner	March 15, 2011
Name	Title	Date



LUA-11-07;
ZC-11-10; ZC-11-11;
ZC-11-12; ZC-11-13
Map Date: 3/03/11

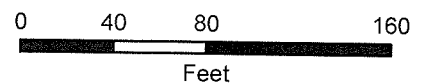


Notification Buffer
(200 feet)

Site Location

Historic District

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concerning the map's accuracy or completeness.



Zoning Change ZC-11-10, 11, 12, and 13 1104, 1106, 1108, and 1110 Jones St



Summary: The applicant is requesting a zoning change from Single Family Residential – 6 (SF-6) to Townhome (TH) for four lots located at 1104, 1108, 1108, and 1110 Jones St.

Applicant: Matthew Chambers
625 W. MLK Dr.
San Marcos, TX 78666

Property Owners: Matthew Chambers
625 W. MLK Dr.
San Marcos, TX 78666

Bob Walch
426 E. Orchard St.
Fredericksburg, TX 78624

Notification: Personal notifications of the public hearing were mailed on Wednesday, March 9, 2011 to all property owners within 200 feet of the subject property. The case was postponed to a date certain at the March 22nd P&Z meeting.

Response: A survey was received from surrounding property owners and is included in your packet. Staff is still verifying the signatures at this time.

Property/Area Profile:

Legal Description: Lots 9, 10, 11, and 12 Block 34 Victory Gardens 2nd section

Location: 1104, 1106, 1108, and 1110 Jones St

Existing Use of Property: Undeveloped

Proposed Use of Property: Townhomes

Future Land Use Map: Low Density Residential

Existing Zoning: SF-6 (Single Family Residential)

Proposed Zoning: TH(Townhomes)

Utility Capacity:

Sector: Sector 4

Area Zoning and Land Use Pattern:

	Zoning	Existing Land Use	Future Land Use
N of Property	SF-6	Single Family residential home	Low Density Residential
S of Property	SF-6	Single Family residential home	Low Density Residential
E of Property	SF-6	Single Family residential home	Low Density Residential
W of Property	SF-6	Single Family residential home	Low Density Residential

Planning Department Analysis

The applicant is requesting a zoning change from Single Family Residential – 6 (SF-6) to Townhome (TH) for four lots located at 1104, 1108, 1108, and 1110 Jones St.

The subject property fronts on Jones St, a residential street that extends from Hines St to Knox St. Hines St acts as the dividing line between Heavy and General Commercial zoning districts that have frontage on IH 35 and the Single Family Residential neighborhood that characterizes the Victory Gardens Subdivision.

The property is located in Sector 4. Sector 4 is located along the west side of Interstate 35, between the highway and railroad. It contains a mix of land uses ranging from modest single family homes to industrial businesses. Approximately 15% of the sector is zoned for residential use. The Sector 6 plan received a technical update in May of 2007. At that time the land use analysis reflected the following

- Multi-family Residential- 1.85%
- Townhome Residential- 0%
- Manufactured home residential- 0.13%
- Single Family Residential- 14.62%
- Patio home, zero- lot line- 0%

This sector of the City has been developed in a very suburban nature with residential uses separated from commercial uses, a lack of planning for pedestrians and a separation of residential uses. While the rezoning of this particular property alone will not change the suburban nature of the neighborhood it does support the following sustainable planning practices:

- Creates an option of residential uses within a neighborhood
- Promotes infill development and use of existing infrastructure
- Facilitates a transition between the existing Commercial along IH 35 and the single-family homes in the Victory Gardens neighborhood.

Furthermore, the rezoning of this property supports the intent of townhome zoning to accommodate single-family attached residences at the densities and with designs that bridge the gap between rental apartment units and single-family homes. It is the intent of this zoning district that townhouse units be designed and constructed for individual ownership although rental units are not prohibited.

Section 1.5.1.5 of the Land Development Code (LDC) establishes guidance criteria for use by the Planning and Zoning Commission to evaluate zoning changes. The consistency of this proposed change to the criteria is summarized below:

Evaluation		Criteria (LDC 1.5.1.5)
Consistent	Inconsistent	
X		<p>Change implements the policies of the adopted Master Plan, including the land use classification on the Future Land Use Map and any incorporated sector plan maps</p> <p>A future land use map amendment is pending for this property. The Future Land Use Amendment staff report indicates changing to a Medium Density Residential future land use designation is consistent with a number of policy statements found in the Horizons Master Plan.</p>
X		<p>Consistency with any development agreement in effect</p> <p>No development agreements are in effect for this property.</p>
X		<p>Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified</p> <p>The proposed use of Townhome is compatible and appropriate for the neighborhood. It will also support a transition from the higher intensive commercial uses along IH 35 to the residential uses within the Victory Gardens neighborhood. Any redevelopment of the property will trigger full compliance with the zoning requirements of the Land Development Code.</p>
X		<p>Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area</p> <p>The plan is in accord with the planned Capital Improvement Project that will improve the existing road and utility network throughout the Victory Gardens neighborhood.</p>
X		<p>Other factors which substantially affect the public health, safety, morals, or general welfare</p> <p>Staff has not identified other issues which substantially affect the public health, safety, morals or general welfare.</p>

The Commission's Responsibility:

The Commission is required by law to hold a public hearing and receive public comment regarding the proposed zoning. After considering the public input, the Commission is charged with making an advisory recommendation to the City Council regarding the request. The City Council will ultimately decide whether to approve or deny the zoning change request. The Commission's advisory recommendation to the Council is a discretionary decision.

Prepared by:

Abigail Gillfillan

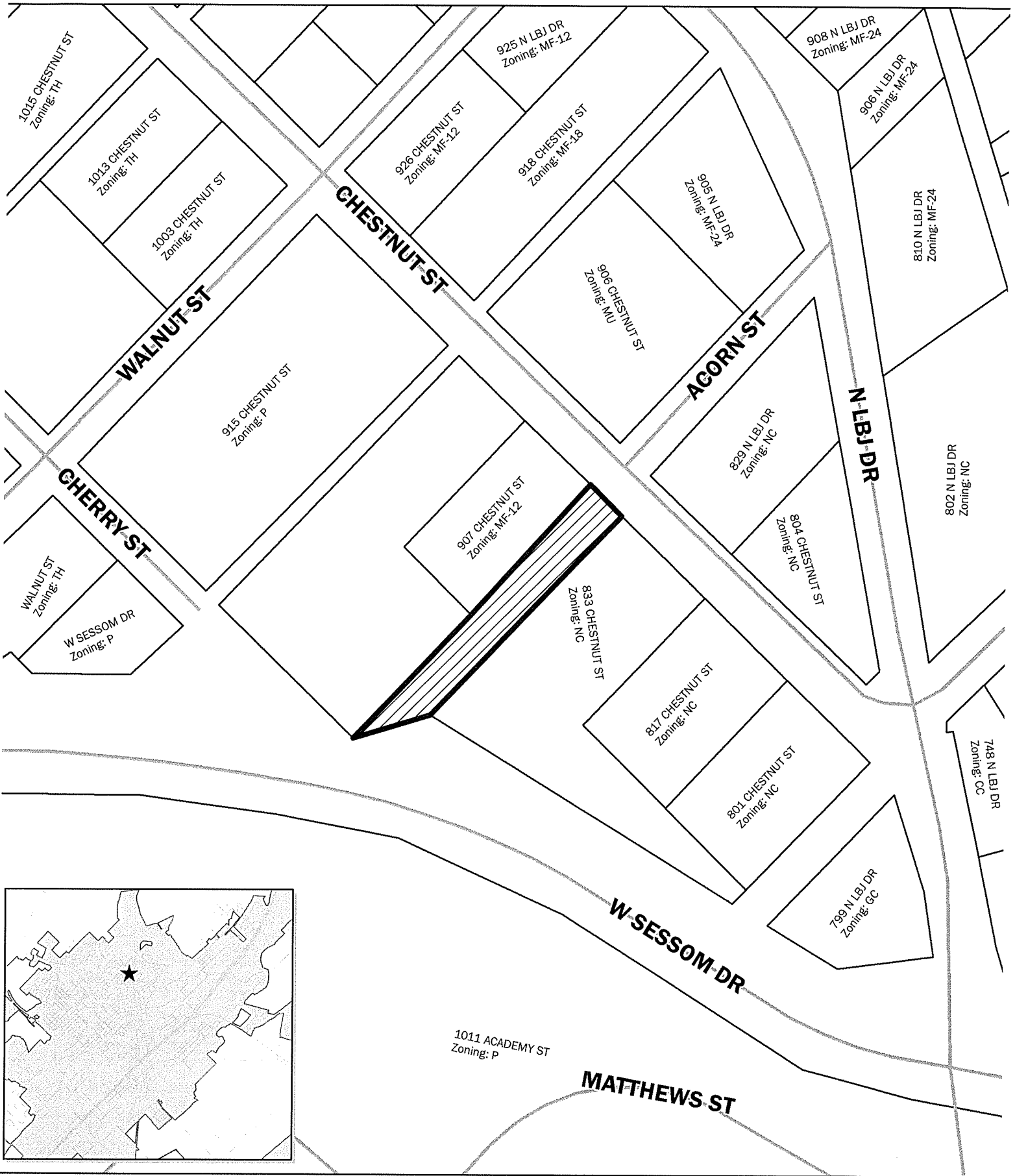
Planner

March 15, 2011

Name

Title

Date

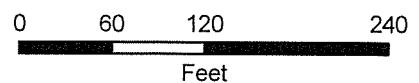


A-11-01
Live Oak (Acorn St) Abandonment
Map Date: 4/3/11



Site Location

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Staff Report
Street Abandonment
A-11-01 – Live Oak St (Acorn St)

Prepared by: Abigail Gillfillan
Date of Meeting: March 22, 2011

Applicant Information:

Applicant:	ETR Development 401 Dryden Ln Buda, TX 78610	Chestnut Street Lofts 7630 Red Bay Ct Dublin, OH 43016
Property Owner(s):	817 Statehouse, Inc. 1307 Brown St, San Marcos TX 78666	
Applicant Request:	Abandonment of an undeveloped ROW described as Live Oak St on the plat and commonly referred to as Acorn St.	

Notification:

Date Mailed:	<i>The only abutting property owners are the City and the applicants</i>
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Subject Property:

Location:	A portion of ROW beginning approximately 375' West of the intersection of Chestnut St and N. LBJ Dr and extending 268 feet to Sessoms Dr.
Size:	Approx 10,720 Sq Ft (40 ft X 268 ft)
Existing Utilities:	City of San Marcos Electricity – A major feeder line runs to the University through this ROW
Existing Use of Property:	Undeveloped ROW – provides pedestrian access to the adjacent parkland

Other Departments:

Parks Department:

This ROW serves as access to existing parkland. The Parks department has requested the following from the developer:

- The developer dedicate a public access easement the width of the ROW for access to the parkland
- The developer install a sign on Chestnut St. indicating that public access is provided
- Dedicate and construct 5 parking spaces that are to be utilized for park access.

San Marcos Electric Utility

There is a main line feeding the University that runs through this ROW. The Electric Utility Department has requested a Public Utility Easement equal to the width of the ROW for this line.

Case Summary:

The abandonment of the ROW described above is requested in conjunction with a proposed Planned Development District (PDD) referred to as Chestnut Street Lofts. The abandoned property will become part of this proposed development. This portion of the ROW between Chestnut St. and Sessoms Dr. crosses very steep terrain including Sessoms Creek. The only lot fronting solely on this property is owned by the City of San Marcos as park land and the requested access easement would provide the needed access to this lot.

Staff Analysis:

The transportation goals of the Horizons Master Plan call for increased mobility and connectivity in our street networks. This segment of road is located relatively close to the existing connection of N. LBJ and Sessoms Dr. In addition the cost involved in constructing this 268' portion of ROW would far exceed the benefits of increased connectivity due to the hardships created by the physical topography of the area. Public ROW is needed for other

uses including utility infrastructure and pedestrian access. In this case this ROW is currently used both for electric utility lines as well as access to the adjacent park land. However there are other mechanisms such as utility and access easements that can service these needs.

The San Marcos City Code indicates 4 standards that must be met when considering the abandonment of a street or alley. The following analysis addresses the standards that must be met from the code:

- Street and alleys will be abandoned only in whole segments, except that a portion of a dead-end street or alley may be abandoned if the abandonment does not cause a part of the street or alley to become landlocked.
 - This abandoned portion of the ROW will not cause any properties to be landlocked when the access easement is provided
- A street or alley abandonment will not be approved if it causes substantial interference with access to any tract or parcel of property.
 - The adjacent park property is made up of several lots some of which have access to Chestnut St. The rear lots can be provided access through an easement. This will also create the ability for parking adjacent to the park entrance.
- A street or alley containing public utility facilities will be abandoned only if the facilities are relocated out of the street or alley or if a public utility easement is recorded covering the area occupied by the facilities. Unless otherwise agreed by the owners of the utilities, the cost of relocating the facilities or preparing survey descriptions for easements will be borne by the owners of the property abutting the segment to be abandoned.
 - This street does contain a main feeder electrical utility line serving the University. A utility easement can be granted that will provide the necessary space for this line.
- A street or alley abandonment will be approved only if the street or alley is not needed for future road or utility improvements.
 - The alley is not needed for future road improvements and a utility easement will provide the mechanism for any necessary utility improvements.

The Commission's Responsibility

The Commission is required by law to hold a public hearing and receive public comment regarding the proposed street or alley abandonment. After considering the public input, the Commission is charged with making an advisory recommendation to the City Council regarding the abandonment requesting. The City Council will ultimately decide whether to approve or deny this request, and will do so as follows.

- City Council reviews the recommendation for the Planning and Zoning Commission and provides direction to staff on whether the abandonment is acceptable subject to the obtaining of an appraisal.
- An appraisal for the area to be abandoned will be obtained.
- City Council will hold a public hearing and vote on the adoption of an ordinance approving the abandonment and the conveyance of the street for the appraised value.
- The City Council will consider the ordinance a total of 3 times as required by the City Charter.

The Commission's advisory recommendation to the Council is a discretionary decision. Your recommendation should be based on the standards listed in Section 74.087 of the San Marcos City Code.

Planning Department Recommendation:		
<input type="checkbox"/>		Approve as submitted
<input checked="" type="checkbox"/>		Approve with conditions or revisions as noted
<input type="checkbox"/>		Alternative
<input type="checkbox"/>		Denial

Staff is recommending that the abandonment of a 268' portion of Live Oak St (Acorn St) be approved with the following conditions:

- The developer dedicate a public access easement the width of the ROW for access to the parkland
- The developer install a sign on Chestnut St. indicating that public access is provided
- Dedicate and construct 5 parking spaces that are to be utilized for park access.
- Dedicate a Public Utility Easement that will cover the area needed for any current or future utility lines.

Land Use Map Amendment

LUA-11-04

Chestnut Street Lofts



Summary:

The applicant is requesting a Land use Map Amendment from Low Density Residential (LDR) to Mixed Use (MU) on Chestnut Street.

Applicant: Chestnut Street Lofts, LLC
c/o Celmark Development
7630 Red Bay Ct
Dublin, Ohio 43016

Property Owner: 817 Statehouse, Inc.
1307 Brown Street
San Marcos, Texas 78666

Consultant: ETR Dev Con, LLC
401 Dryden Lane
Buda, Texas 78610

Notification: Personal notifications of the public hearing were mailed on to all property owners within 200 feet of the subject property.

Response: None as of date of report publication.

Subject Property:

Location: 907 Chestnut Street

Legal Description: Lot 108, Park Addition, Third Division, 0.36 acres

Sector: 3

Current Zoning: Multifamily (MF-12)

Proposed Zoning: Mixed Use (MU), Planned Development District (PDD)

Current Future Land Use Map Designation: Low Density Residential (LDR)

Proposed Future Land Use Map Designation: Mixed Use (MU)

Surrounding Area:

	Current Zoning	Existing Land Use
N of Property	Mixed Use (MU)	Office uses
S of Property	P (Public)	Texas State University
E of Property	Neighborhood Commercial (NC)	Retail/office uses
W of Property	Townhouse (TH)	Residential

Planning Department Analysis:

The subject property is located north of the Texas State University campus on Chestnut Street, approximately 400 feet northwest of the intersection of Chestnut Street, North LBJ, and Forest Drive. This request is proceeding concurrently with a zoning change request from Multifamily (MF-12) to Mixed Use (MU), as well as a request for a Planned Development District (PDD) on this parcel and the adjacent parcel. The applicant is proposing to utilize the subject property to develop a mixed-use building comprising apartments, structured parking, and ground-floor retail.

Mixed Use land uses are typically characterized by ground-floor or street-front retail, and residential uses above and/or behind the commercial uses. They provide a variety of services within walking and biking distance for residents, and can provide a denser environment than found in typical residential developments. The subject property and the adjacent property which is the subject of LUA-11-05 and related zoning cases is located in an area characterized by a mix of residential and commercial uses. While the area immediately surrounding the site is not particularly dense with regard to dwelling units per acre, there are some very high-density residential developments in close proximity, as well as a couple of commercial retail centers and a service station. The area is highly walkable.

The subject property will have vehicular access to Chestnut Street and receive City water and wastewater from mains located along Chestnut Street and Sessom Drive. A Capital Improvement Project focused on North LBJ has planned improvements for this area including road and utility infrastructure improvements.

Staff has evaluated the request for consistency with the Horizons Master Plan and the Sector 3 Plan. Mixed Use is recommended for 0.67% of the total area of Sector 3, including areas surrounding the subject site to the north and west.

Consistent	Neutral	Inconsistent	Horizons Master Plan Policy Statement
X			<p>Policy LU-1-1: The City shall ensure that all land use decisions are in accordance with the vision statement, goals, and policies in the Future Land Use Plan and other elements of the Master Plan.</p> <p><i>Comment: The subject property's proposed land use designation of Mixed Use is in keeping with surrounding properties.</i></p>
X			<p>Policy LU-1.21: The City shall encourage new development to locate in areas already served by utilities and other community facilities.</p> <p><i>Comments: Existing city utilities are in place to serve this property.</i></p>
X			<p>Policy LU-3.2: The City shall provide safe and adequate housing opportunities to meet the Different housing needs of all income groups of the City's present and future populations. .</p> <p><i>Comment: The proposed change will provide the opportunity for additional, new housing.</i></p>

Consistent	Neutral	Inconsistent	Horizons Master Plan Policy Statement
X			Policy LU-3.3: The City shall provide adequate space in appropriate locations for residential development in order to provide safe and sanitary housing, to meet the housing and social needs for a desired standard of living for the City's present and future population.
X			<p>Policy LU-4.1: The City shall determine the need for multi-family dwelling units and shall ensure that the location of these units is compatible with adjacent land uses and is properly buffered and adequately served by roads and public utilities.</p> <p><i>The surrounding area is characterized by a mix of multifamily, single-family, and commercial uses. The proposed project will be compatible with all surrounding land uses.</i></p>
X			<p>Policy LU-4.2: The City shall encourage residential areas, especially higher density uses, have access to shopping, recreation, and work places that are convenient not only for automobile traffic but also for foot and bicycle traffic in order to minimize energy consumption, air pollution, and traffic congestion.</p> <p><i>This area is highly walkable, and there are several services and commercial uses within walking and biking distance, as well as the retail uses proposed within the project.</i></p>
X			Policy LU-4.3: The City shall encourage medium and high density residential developments to have direct access to at least collector width streets to accommodate traffic volumes and turning patterns generated by high concentrations of people. They should also be located near major arterials. Low density residential development should not be impacted by heavy traffic generated by medium and high density areas.

Consistent	Neutral	Inconsistent	Sector 3 Plan Sector Goals
X			Context-sensitive street design giving equal value to vehicular movement, community aesthetics, pedestrian and cyclist safety, and streets should not sacrifice safety of neighborhood residents for additional traffic and higher speeds.
X			"Neighborhood friendly" development mitigating negative impacts of higher intensity uses
X			Preserve & enhance visual character through variety of design requirements
X			Preserved & enhanced visual character through variety of design requirements
X			Improved open space and recreational opportunities

The applicant's request is a reduction in the intensity of the Future Land Use. Staff considers the request to change land use classification to Mixed Use to be supportive of the Horizons Master Plan and the Sector 3 plan and recommends approval.

In order to allow for a thorough understanding and discussion of the request this request is scheduled for a public hearing and discussion only. Action on this case is scheduled for April 26, 2010.

Planning Department Recommendation:		
<input type="checkbox"/>		Approve as submitted
<input type="checkbox"/>		Approve with conditions or revisions as noted
<input checked="" type="checkbox"/>		Public Hearing only
<input type="checkbox"/>		Denial

The Commission's Responsibility:

The Code requires the Commission to hold a public hearing and receive public comment regarding the proposed Land Use Map Amendment. The Commission's advisory recommendation to the Council is a discretionary decision. The City Council will ultimately decide whether to approve or deny this request, and will do so through the passage of an ordinance.

After considering the public input, your recommendation should be based on the "fit" of this proposal for a land use amendment with the general character, land use pattern and adopted policy for the area. Section 1.4.1.4 charges the Commission to consider the following criteria for amendments to the Master Plan's Future Land Use Map:

- Whether the amendment is consistent with the policies of the Master Plan that apply to the map being amended;
- The nature of any proposed land use associated with the map amendment; and,
- Whether the amendment promotes the orderly and efficient growth and development of the community and furthers the public health, safety and general welfare of the City.

Prepared by:

Christine Barton-Holmes, LEED AP

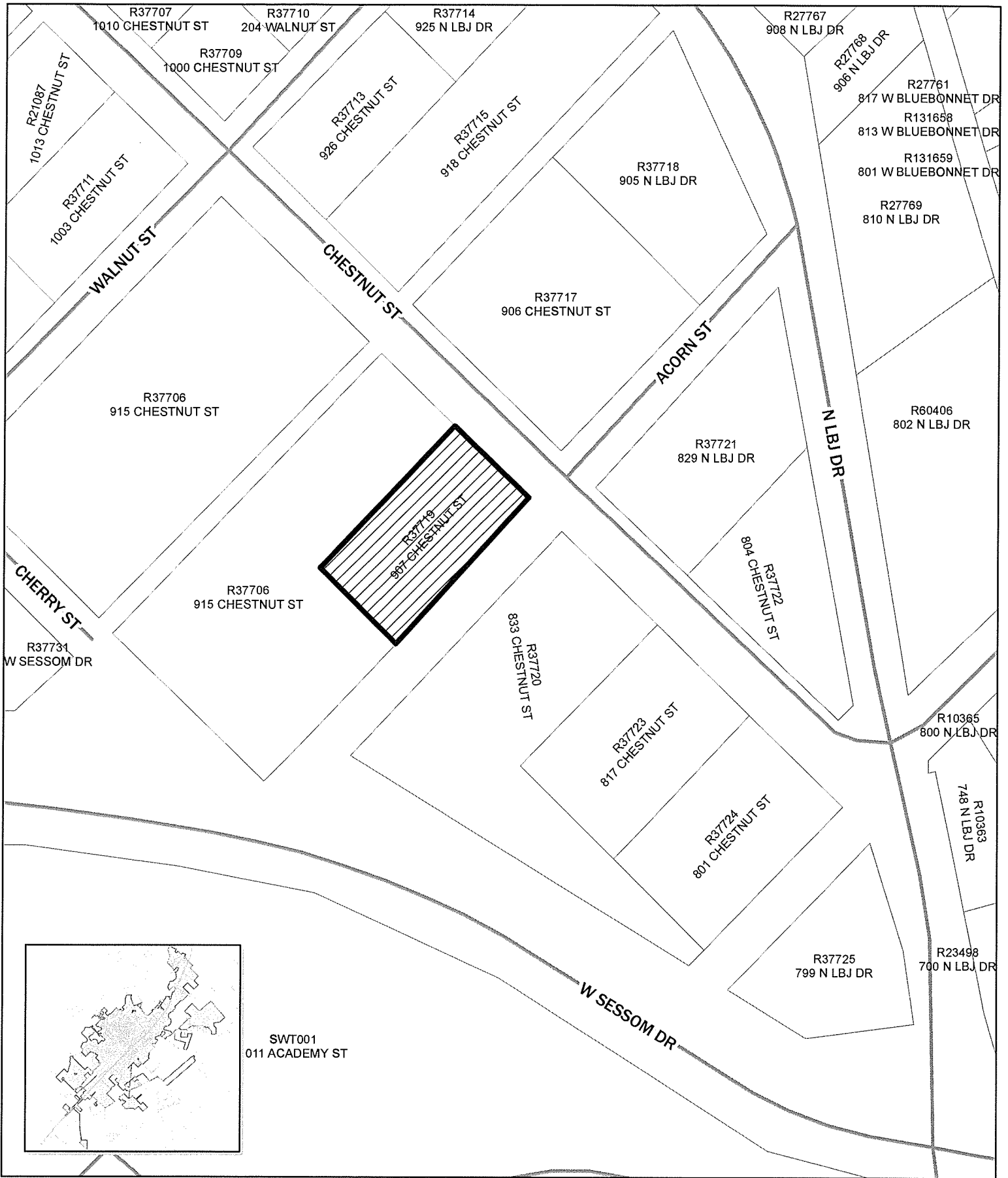
Chief Planner

April 5, 2011

Name

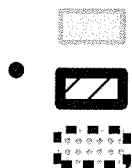
Title

Date



ZC-11-07

**817 Chestnut Street
Chestnut Street Lofts
Map Date: 04/07/11**

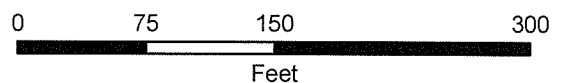


Notification Buffer
(200 feet)

Site Location

Historic District

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



Zoning Change Request

ZC-11-07

Chestnut Street Lofts



Summary: The applicant is requesting a zoning change from MF-12 to Mixed Use (MU) at 907 Chestnut Street .

Applicant: Chestnut Street Lofts, LLC
c/o Celmark Development
7630 Red Bay Ct
Dublin, Ohio 43016

Property Owner: 817 Statehouse, Inc.
1307 Brown Street
San Marcos, Texas 78666

Consultant: ETR Dev Con, LLC
401 Dryden Lane
Buda, Texas 78610

Notification: Personal notifications of the public hearing were mailed on to all property owners within 200 feet of the subject property.

Response: None as of date of report publication.

Subject Property:

Location: 907 Chestnut Street

Legal Description: Lot 108, Park Addition, Third Division, 0.36 acres

Sector: 3

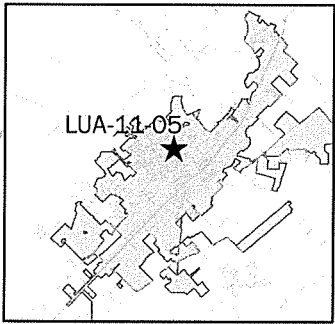
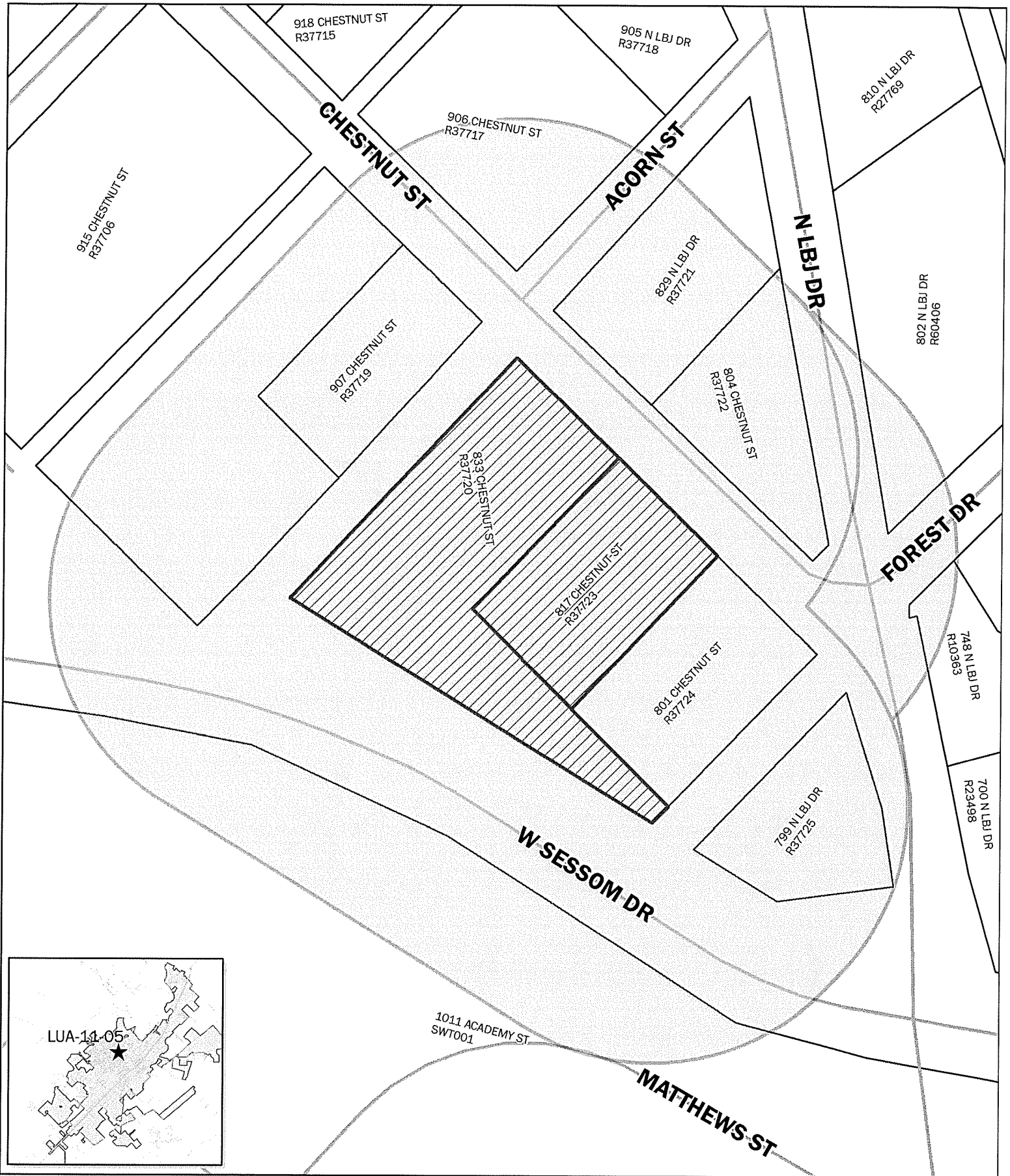
Current Zoning: Multifamily (MF-12)

Proposed Zoning: Mixed Use (MU), Planned Development District (PDD)

**Current Future Land Use
Map Designation:** Low Density Residential (LDR)

**Proposed Future Land
Use Map Designation:** Mixed Use (MU)

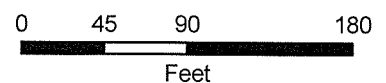
Please see the PDD report for a complete analysis of the request.



LUA-11-05
Chestnut St. Lofts
Map Date: 2/25/11

-  Notification Buffer (200 feet)
-  Site Location
-  Historic District

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



Land Use Map Amendment

LUA-11-05

Chestnut Street Lofts



Summary:

The applicant is requesting a Land use Map Amendment from Commercial (C) to Mixed Use (MU) on Chestnut Street.

Applicant: Chestnut Street Lofts, LLC
c/o Celmark Development
7630 Red Bay Ct
Dublin, Ohio 43016

Property Owner: 817 Statehouse, Inc.
1307 Brown Street
San Marcos, Texas 78666

Consultant: ETR Dev Con, LLC
401 Dryden Lane
Buda, Texas 78610

Notification: Personal notifications of the public hearing were mailed on to all property owners within 200 feet of the subject property.

Response: None as of date of report publication.

Subject Property:

Location: 833-817 Chestnut Street

Legal Description: Lots 111 & 114 and parts of Lots 110, 115 & 116, Park Addition, 3rd Division, 1.387 acres

Sector: 3

Current Zoning: Neighborhood Commercial (NC)

Proposed Zoning: Mixed Use (MU), Planned Development District (PDD)

Current Future Land Use Map Designation: Commercial (C)

Proposed Future Land Use Map Designation: Mixed Use (MU)

Surrounding Area:

	Current Zoning	Existing Land Use
N of Property	Mixed Use (MU)	Office uses
S of Property	P (Public)	Texas State University
E of Property	Neighborhood Commercial (NC)	Retail/office uses
W of Property	Townhouse (TH)	Residential

Planning Department Analysis:

The subject property is located north of the Texas State University campus on Chestnut Street, approximately 400 feet northwest of the intersection of Chestnut Street, North LBJ, and Forest Drive. This request is proceeding concurrently with a zoning change request from Neighborhood Commercial (NC) to Mixed Use (MU), as well as a request for a Planned Development District (PDD) on this parcel and the adjacent parcel. The applicant is proposing to utilize the subject property to develop a mixed-use building comprising apartments, structured parking, and ground-floor retail.

Mixed Use land uses are typically characterized by ground-floor or street-front retail, and residential uses above and/or behind the commercial uses. They provide a variety of services within walking and biking distance for residents, and can provide a denser environment than found in typical residential developments. The subject property and the adjacent property which is the subject of LUA-11-05 and related zoning cases is located in an area characterized by a mix of residential and commercial uses. While the area immediately surrounding the site is not particularly dense with regard to dwelling units per acre, there are some very high-density residential developments in close proximity, as well as a couple of commercial retail centers and a service station. The area is highly walkable.

The subject property will have vehicular access to Chestnut Street and receive City water and wastewater from mains located along Chestnut Street and Sessom Drive. A Capital Improvement Project focused on North LBJ has planned improvements for this area including road and utility infrastructure improvements.

Staff has evaluated the request for consistency with the Horizons Master Plan and the Sector 3 Plan. Medium Density Residential is recommended for just over 9% of the total area of Sector 3, including areas surrounding the subject site to the north and west.

Consistent	Neutral	Inconsistent	Horizons Master Plan Policy Statement
X			<p>Policy LU-1-1: The City shall ensure that all land use decisions are in accordance with the vision statement, goals, and policies in the Future Land Use Plan and other elements of the Master Plan.</p> <p><i>Comment: The subject property's proposed land use designation of Mixed Use is in keeping with surrounding properties.</i></p>
X			<p>Policy LU-1.21: The City shall encourage new development to locate in areas already served by utilities and other community facilities.</p> <p><i>Comments: Existing city utilities are in place to serve this property.</i></p>
X			<p>Policy LU-3.2: The City shall provide safe and adequate housing opportunities to meet the Different housing needs of all income groups of the City's present and future populations. .</p> <p><i>Comment: The proposed change will provide the opportunity for additional, new housing.</i></p>

Consistent	Neutral	Inconsistent	Horizons Master Plan Policy Statement
X			Policy LU-3.3: The City shall provide adequate space in appropriate locations for residential development in order to provide safe and sanitary housing, to meet the housing and social needs for a desired standard of living for the City's present and future population.
X			Policy LU-4.1: The City shall determine the need for multi-family dwelling units and shall ensure that the location of these units is compatible with adjacent land uses and is properly buffered and adequately served by roads and public utilities. <i>The surrounding area is characterized by a mix of multifamily, single-family, and commercial uses. The proposed project will be compatible with all surrounding land uses.</i>
X			Policy LU-4.2: The City shall encourage residential areas, especially higher density uses, have access to shopping, recreation, and work places that are convenient not only for automobile traffic but also for foot and bicycle traffic in order to minimize energy consumption, air pollution, and traffic congestion. <i>This area is highly walkable, and there are several services and commercial uses within walking and biking distance, as well as the retail uses proposed within the project.</i>
X			Policy LU-4.3: The City shall encourage medium and high density residential developments to have direct access to at least collector width streets to accommodate traffic volumes and turning patterns generated by high concentrations of people. They should also be located near major arterials. Low density residential development should not be impacted by heavy traffic generated by medium and high density areas.

Consistent	Neutral	Inconsistent	Sector 3 Plan Sector Goals
X			Context-sensitive street design giving equal value to vehicular movement, community aesthetics, pedestrian and cyclist safety, and streets should not sacrifice safety of neighborhood residents for additional traffic and higher speeds.
X			"Neighborhood friendly" development mitigating negative impacts of higher intensity uses
X			Preserve & enhance visual character through variety of design requirements
X			Preserved & enhanced visual character through variety of design requirements
X			Improved open space and recreational opportunities

The applicant's request is a reduction in the intensity of the Future Land Use. Staff considers the request to change land use classification to Mixed Use to be supportive of the Horizons Master Plan and the Sector 3 plan and recommends approval.

In order to allow for a thorough understanding and discussion of the request this request is scheduled for a public hearing and discussion only. Action on this case is scheduled for April 26, 2010.

Planning Department Recommendation:		
<input type="checkbox"/>		Approve as submitted
<input type="checkbox"/>		Approve with conditions or revisions as noted
<input checked="" type="checkbox"/>		Public Hearing only
<input type="checkbox"/>		Denial

The Commission's Responsibility:

The Code requires the Commission to hold a public hearing and receive public comment regarding the proposed Land Use Map Amendment. The Commission's advisory recommendation to the Council is a discretionary decision. The City Council will ultimately decide whether to approve or deny this request, and will do so through the passage of an ordinance.

After considering the public input, your recommendation should be based on the "fit" of this proposal for a land use amendment with the general character, land use pattern and adopted policy for the area. Section 1.4.1.4 charges the Commission to consider the following criteria for amendments to the Master Plan's Future Land Use Map:

- Whether the amendment is consistent with the policies of the Master Plan that apply to the map being amended;
- The nature of any proposed land use associated with the map amendment; and,
- Whether the amendment promotes the orderly and efficient growth and development of the community and furthers the public health, safety and general welfare of the City.

Prepared by:

Christine Barton-Holmes, LEED AP

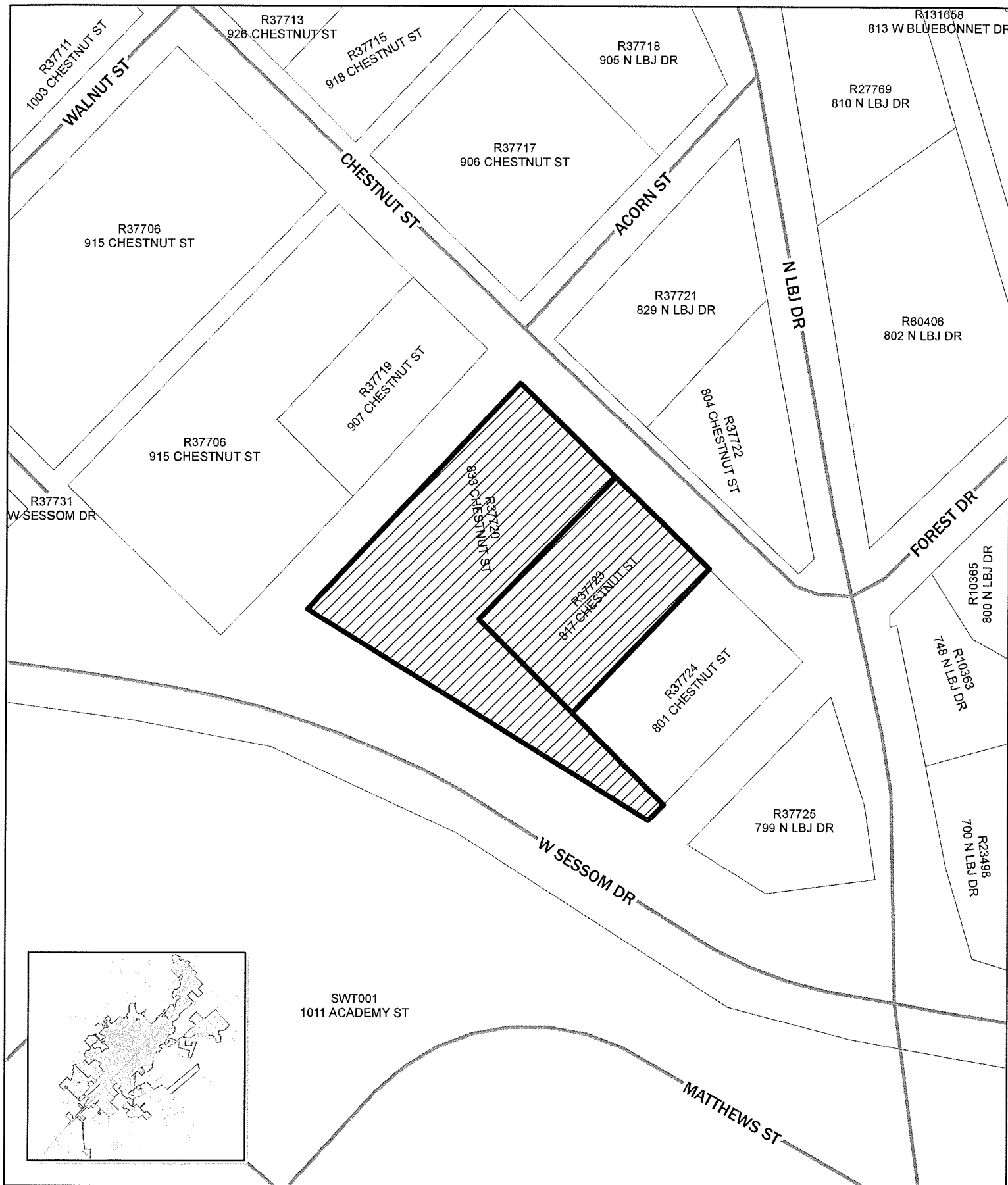
Chief Planner

April 4, 2011

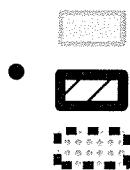
Name

Title

Date



ZC-11-08
817 Chestnut Street
Chestnut Street Lofts
Map Date: 04/07/11

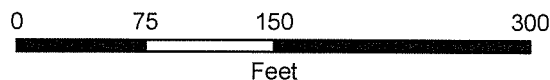


Notification Buffer
(200 feet)

Site Location

Historic District

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



Zoning Change Request

ZC-11-08

Chestnut Street Lofts



Summary: The applicant is requesting a zoning change from Commercial (C) to Mixed Use (MU) at 817 Chestnut Street

Applicant: Chestnut Street Lofts, LLC
c/o Celmark Development
7630 Red Bay Ct
Dublin, Ohio 43016

Property Owner: 817 Statehouse, Inc.
1307 Brown Street
San Marcos, Texas 78666

Consultant: ETR Dev Con, LLC
401 Dryden Lane
Buda, Texas 78610

Notification: Personal notifications of the public hearing were mailed on to all property owners within 200 feet of the subject property.

Response: None as of date of report publication.

Subject Property:

Location: 817 Chestnut Street

Legal Description: Lots 111 & 114 and parts of Lots 110, 115 & 116, Park Addition, 3rd Division, 1.387 acres

Sector: 3

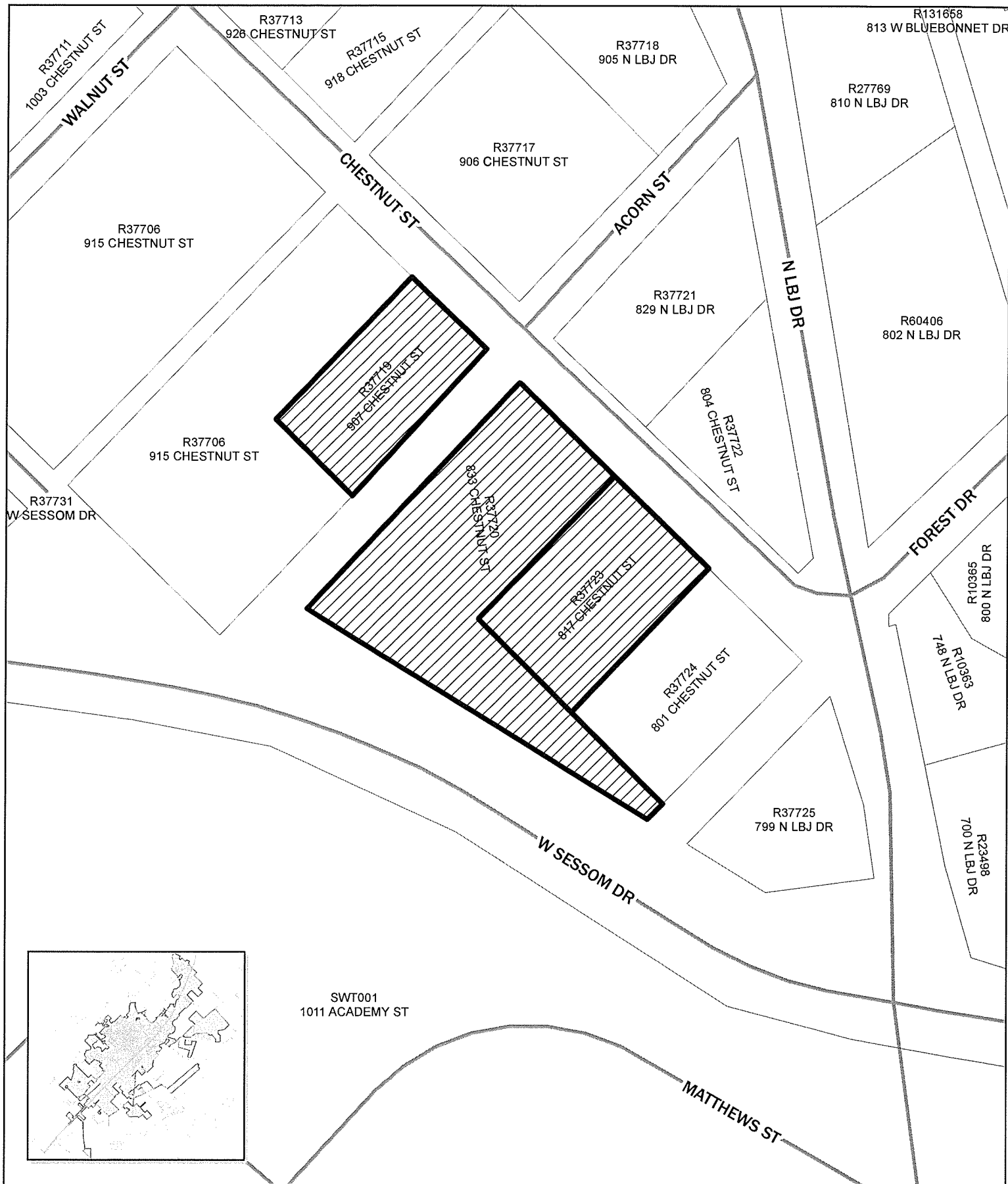
Current Zoning: Neighborhood Commercial (NC)

Proposed Zoning: Mixed Use (MU), Planned Development District (PDD)

Current Future Land Use Map Designation: Commercial (C)

Proposed Future Land Use Map Designation: Mixed Use (MU)

Please see the PDD report for a complete analysis of the request.



PDD-11-01
Chestnut Street Lofts
Map Date: 04/07/11

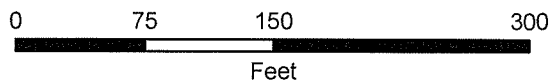


Notification Buffer
(200 feet)

Site Location

Historic District

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



PDD-11-01/ ZC-11-07/ ZC-11-08

Chestnut Street Lofts



Summary:

Applicant: Chestnut Street Lofts, LLC
c/o Celmark Development
7630 Red Bay CT
Dublin, OH 43016

Consultant: ETR Dev. Con., LLC
401 Dryden Lane
Buda, Texas 78610

Property Owner: 817 Statehouse
1307 Brown Street
San Marcos TX 78666

Subject Property:

Legal Description: 1.90 acres of the Park Addition Subdivision- Third Division (Lots 108, 111, and 114 and part of Lot 110)

Location: 817 Chestnut Street

Existing Use of Property: Undeveloped (this was the location of Rivendell's Restaurant all the buildings on the site have been demolished)

Existing Zoning: MF-12 and Neighborhood Commercial (NC)

Proposed Use of Property: Mixed Use Development

Proposed Zoning: PDD overlay with a Mixed Use base zoning

Sector: 3

Frontage On: Chestnut Street and Acorn Street (the applicant is requesting abandonment of Acorn Street)

Utilities: City of San Marcos

Area Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	Neighborhood Commercial and Mixed Use	Single-family home/ Neighborhood Commercial Center
S of Property	Neighborhood Commercial /Public	Sessoms Creek/ Sessoms Drive/ Texas State University
E of Property	Neighborhood Commercial	Church of the Latter Day Saints
W of Property	Public	Sessoms Green space

Project overview

Chestnut Street Lofts is proposed to be developed as a 77 unit (230 bedrooms) mixed use development that incorporates underground and surface parking, ground floor retail, and multiple stories of loft apartments above. The project site is located approximately 1 block from Texas State University and is located near a neighborhood commercial intersection where a number of retail services and restaurants are located. The site currently does not have any structures however it was once the location of Rivendell's Restaurant. Within the last couple of years the restaurant was demolished to allow for an improved opportunity for redevelopment of the site. As part of the development of the property the applicant is requesting the abandonment of Acorn Street. Acorn Street is a platted street that has never been constructed, but does offer a point of access to the Sessoms Green space. As part of the parkland dedication requirements and part of the requirements of the PDD the applicant has agreed to establish a public access easement that runs the full width and length of Acorn Street, provide 5 parking spaces

dedicated for the use of green space patrons, and a requirement to provide signage on Chestnut Street identifying the green space entrance.

Density

- The applicant is requesting a density of 41 units an acre (122 bedrooms an acre) rather than the 5.5 units per acre allowed as part of the Mixed Use zoning district.

Site Improvements

- The applicant is requesting a maximum impervious cover of 80% rather than the 60% impervious cover allowed as part of the Mixed Use zoning district

Environmental and Water Quality

- The development will provide 85% TSS removal. This is a standard that is not currently required by the Land Development Code.

Parking

- The applicant is requesting a reduction in parking from 1 parking space per bedroom to 0.91 for multi-family.
- The development will provide bike parking equivalent to 0.50 rack spaces per bedroom.

Tree Preservation

- The development will mitigate trees at a rate of 1caliper inch replaced for every 1 caliper inch removed.

Parks Advisory Board Recommendation

The applicant has requested to pay a fee in lieu of parkland dedication in order to meet the parkland requirements for this property. The Land Development Code requires the calculation of fee-in-lieu of dedication be based off of the maximum number of units on the site. This requirement would result in a fee-in-lieu of dedication in the amount of \$ 20,212.50(based on 77 units). Staff has requested and the applicant has agreed to base the fee in lieu of dedication on the maximum number of bedrooms rather than units. Based on 230 bedrooms the fee-in-lieu of dedication equates to \$28,750.00.

On March 22, 2011 the Parks Advisory Board recommended the approval of the fee-in-lieu of dedication in the amount of \$28,750.00.

ZC-11-07

The subject property is approximately 0.36 acres and is proposed to be part of the requested Planned Development District. Currently the property is zoned MF-12, however the applicant is requesting a base zoning designation of Mixed Use. The Mixed Use zoning designation when assigned to tracts of land generally greater than one acre, is intended to provide for a mixture of retail, office, and residential uses in close proximity to enable people to live, work, and purchase necessities in a single location. Additionally, pedestrian walkways and open area are desired in order to promote a pedestrian-friendly environment.

ZC-11-08

The subject property is approximately 1.387 acres and is proposed to be part of the requested Planned Development District. Currently the property is zoned Neighborhood Commercial (NC), however the applicant is requesting a base zoning designation of Mixed Use. The proposed development is consistent with the intent of the Mixed Use zoning district and the standards proposed to be established within the PDD will be appropriate in the immediate area of the land to be reclassified.

Planning Department Analysis:

The subject property is located approximately 100 feet from the intersection of Chestnut Street and N. LBJ Drive. This intersection is a neighborhood commercial center that has a number of retail services and restaurants. Both N.LBJ Drive and Chestnut Street function as gateways into established single family residential neighborhoods where denser residential developments and commercial uses are located closer to N. LBJ Drive and Texas State University therefore creating a transition in density. The proposed development offers the opportunity to create a dense multi-family development within walking distance to campus while providing commercial services that will service the neighborhood at large.

Currently there appears to be a “choke point” in the wastewater line that services the subject property. This could potentially cause a temporary delay in sewer availability. However the proposed Sink Creek Interceptor, scheduled for a completion date of Fall 2012, will help alleviate the waste water challenges in this area of the City. The applicant is aware of the wastewater capacity challenges and understands that a Certificate of Occupancy will not be issued until the Sink Creek interceptor is complete.

As is evident in the number of rezoning requests that the Planning and Zoning Commission has seen in this sector of the City more and more developers are seeking to redevelop or develop for the first time sites within walking distance to campus. This sector of the City is currently experiencing a transition from what was once a mixture of residential uses to multi-family development. While staff believes that this request sets a good example for redevelopment within this area it is important for the Planning and Zoning Commission to discuss the long range benefits and challenges associated with increased density in this area.

In order to allow for a thorough understanding and discussion of the request this request is scheduled for a public hearing and discussion only. Action on this case is scheduled for April 26, 2010.

Conformance with Sector and Master Plan Goals

The request for a PDD supports the following Sector 3 Goals:

- “Walkable” pedestrian-friendly neighborhoods
- Traffic calming to reduce “cut-through” traffic
- Context-sensitive street design giving equal value to vehicular movement, community aesthetics, pedestrian and cyclist safety.
- “Neighborhood friendly” development mitigating negative impacts on higher intensity uses.

The request supports the following Master Plan Goals:

- **Policy LU 4.2-** The City shall encourage residential areas, especially higher density uses, have access to shopping, recreation, and work places that are convenient not only for automobile traffic but also for foot and bicycle traffic in order to minimize energy consumption, air pollution, and traffic congestion.
- **Policy LU-4.3:** The City shall encourage medium and high density residential developments to have direct access to at least collector width streets to accommodate the traffic volumes and turning patterns generated by high concentrations of people. They should also be located near major arterials. Low density residential development should not be impacted by heavy traffic generated by medium and high density areas.
- **Policy LU- 6.8:** The City shall recognize that commercial and residential uses are not generally compatible and will discourage residential usage of land in commercial districts except where residential uses are planned as part of a mixed use concept.
- **Policy LU-1.21:** The City shall encourage new development to locate in areas already served by utilities and other community facilities.

Planning Department Recommendation	
<input type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input checked="" type="checkbox"/>	Public Hearing only
<input type="checkbox"/>	Denial

Prepared by:

Sofia Nelson

Senior Planner

April 7, 2011

Name

Title

Date

Nelson, Sofia

From: Foster, Charles E [cf1285@txstate.edu]
Sent: Friday, March 04, 2011 1:15 PM
To: Nelson, Sofia
Subject: Charles Foster: Student Liaison
Attachments: CEFresume.doc; Student Liaison.doc

Planing and Zoning Commission
Student Liaison Interest Form

Name: Charles E. Foster Jr

Address: 1801 Wells Branch Parkway #704, Austin, Texas 78728

Phone: (405)209-4185

Email: cf1285@txstate.edu<<mailto:cf1285@txstate.edu>>

Do you reside in San Marcos? No

Describe any experience or interests that you feel qualify you to serve as the student liaison:

*
Job Shadow with City of San Marcos Planning and Development services.
*
Member of Task Force working group for Imagine Austin Comprehensive Plan.
*
I attend monthly P&Z commissions around the Central Texas region.
*
Member of APA student association and Texas Chapter.
*
Interested in learning more about the planning and development process.

Included is resume and letter of interest.

Charles E. Foster Jr
Texas State University
Department of Geography
(405)209-4185
Email: cf1285@txstate.edu

Career Goal

Obtain an internship that will allow me to observe and participate in the practical implementation of development and land use strategies.

Education

- Bachelors of Science, Urban and Regional Planning Texas State University (Expected December 2011)
- Real Estate Certificate Austin Community College (December 2007)

Skills

- Technical Writing
- Microsoft Office Software
- Internet Research
- Geographic Information Systems
- Public Speaking
- Proficient in land use and zoning

Experience

- Job Shadowed with the City of San Marcos Planning and Development Services. (January 2011)

Activities and Accomplishments

- Member of the Imagine Austin Task Force working group for the Comprehensive Plan.
- Member of Leadership Austin for community minded, high-potential young professionals.
- Member of the APA Student Association and Texas Chapter.

Dear Mrs. Nelson,

I hope this letter finds you doing well and that your first week in March 2011 has been satisfying and productive. My name is Charles Foster, I am a aspiring City Planner enrolled into the Texas State University Department of Geography studying Urban and Regional Planning. I am writing to pledge my candidacy for the position of student liaison for the San Marcos Planning and Zoning Commission. I believe that the ideal candidate is an individual who values urban planning and is passionate about great places making great things happen, such as what is going in San Marcos. I love great places and would love to be apart of the continuing process.

My goals as student liaison is to continue my emphasis on practical land use and transportation strategies and to be an active voice for the young culture in the San Marcos community. With courses taken in Land Use and Community and Regional Planning I have a academic understanding of the planning process. I also attend monthly Planning and Zoning Commission meetings in the central Texas area to broaden my horizons and keep up to date on whats going on and around the region.

As student liaison I will keep a professional attitude with the willingness to continue learning. I am a persistent student that understands failure but prepares to not fail. I will look for ways to keep learning about my craft and stay humble. As stated before my goals is to be a firm voice and continue my academic emphasis on planning. I eventually would like a career in the planning field and believe that the student liaison position would be an ultimate learning experience. Thank you Mrs. Nelson for reviewing my letter and I hope you have a blessed weekend.

Sincerely,

Charles E. Foster Jr

Planning and Zoning Commission
Student Liaison Interest Form

Name: **Dylan Jones**

Address: 611 Valley View West, San Marcos, TX, 78666

Phone: (512) 738-7147

Email: rj1041@txstate.edu

Do you reside in San Marcos? ☒ Yes ☐ No

If Yes, for how many years? 25 years

Describe any experience or interests that you feel qualify you to serve as the student liaison:

I'm dedicated and committed to serving the community of San Marcos, while utilizing knowledge of land use planning and environmental management. I have strong problem solving and decision making skills as a team leader, with the ability to develop and implement effective action plans. Having worked directly in the field, I have developed first hand knowledge of the City's layout. Born and raised in San Marcos, I feel deeply connected to the City and have great interest in its growth and development. If selected as the student liaison, I would strive to give my all to both the Planning and Zoning Commission and the City of San Marcos itself.

Submit complete interest form and resume (if desired) to:

snelson@sanmarcostx.gov

No later than March 4th

Sophia Nelson,

First let me start by saying thank you for taking the time to review my resume and for giving me the opportunity to be a part of the Planning and Zoning Commission as a student liaison. When first hearing of this position, I knew immediately that it was an incredible opportunity to be a part of a committee responsible for shaping our wonderful City. I am a second-generation resident of San Marcos, having lived my entire life here and have no intention of leaving. My wife and I have bought and sold a house in town and currently own a home as well as raw land in the ETJ. San Marcos is a great place to build a life and my intentions to contributing to the city is long term, as are my interest in its growth and development.

In May of 2011, I'll have earned my B.S. in Geography, with an emphasis on Resource and Environmental Management, which is what has led me to Planning and Zoning Commission meetings in the past and peaked my interest in this position.

Throughout my college career I have worked full time for Grande Communications, having earned three promotions in seven years. Working and going to school full time, as well as being a family man has limited my time for extracurricular activities, but has taught me a great deal about time management and planning accordingly. While I may have been unable to participate in school organizations, the work ethic that I have developed working full time is irreplaceable. I have held several positions at Grande, all of which I have excelled to a leadership position. My current position as a technical support lead technician has enabled me to develop strong problem solving and decision making skills, with the ability to develop and implement effective action plans, which I feel will help me excel as a student liaison with the Planning and Zoning Commission. Past positions with Grande put me in the field directly, allowing me to develop a strong sense of the City's urban layout, which I also feel will be extremely beneficial being a part of the Commission.

I trust that my experience, background and commitment to the healthy growth of our community will establish me as an ideal candidate for the position of student liaison. I would like to thank you again for consideration for the student liaison position and would welcome the opportunity to meet with you for an interview. I can be reached at (512) 738-7147 or by email at rj1041@txstate.edu. I look forward to hearing from you in the near future.

Sincerely,

Dylan Jones

Dylan Jones

611 Valley View West, San Marcos, TX, 78666 ▪ (512) 738-7147 ▪ rj1041@txstate.edu

OBJECTIVE Seeking a student liaison position with the City of San Marcos Planning and Zoning Commission, utilizing my experience as a 25-year citizen of the City and Texas State student, to help make smart, educated decisions in regards to land use.

SUMMARY OF QUALIFICATIONS

- Dedicated and committed to serving the community of San Marcos, while utilizing knowledge of land use planning and environmental management
- Strong problem solving and decision making skills, with the ability to develop and implement effective action plans
- I am a hardworking, dedicated professional, with commitment to detail in completing all projects in an expeditious manner
- A team leader, providing motivation and leading by example
- Excellent oral and written communication skills

EDUCATION **Bachelor of Science in Geography: *Resource and Environmental Studies*** May 2011
Texas State University - San Marcos, Texas

Relevant Coursework: Environmental Management, Land Use Planning

EXPERIENCE

Technical Support Lead Technician May 2007 - Present

Grande Communications, San Marcos, TX

- Achieved three promotions over seven years with the company
- Serve as a point of escalation for tier one and tier two call center technicians, as well as field technicians, troubleshooting/provisioning Cable TV, P.O.T.S. / VOIP Phone, DMS Provisioning Wireless and High Speed Data services
- Handle escalated customers concerns and issues in order to try and resolve ongoing trouble with their services, as well as address any complaints or compliments they have for a particular situation or the company itself
- Monitor for network outages and coordinate that particular event with a multitude of different departments in order to resolve the outage
- Develop training presentations for new products the company is rolling out, as well as present the information to our tier one and two technicians
- Assist with quality assurance, in order to ensure that our phone technicians are handling customer calls in a timely, positive and professional manner

Broadband Service Technician October 2005 – May 2007

Grande Communications, San Marcos, TX

- Ran service calls to a customer premise in order to resolve service issues with Cable TV, P.O.T.S Phone and High Speed Data services.
- Assisted with network outages and maintenance upkeep to the Grande network platform
- Served as a mentor and trainer for new installation technicians
- Broadband Service Technician of the month and quarter, April 2006

Broadband Installation Technician December 2004 – October 2005

Grande Communications, San Marcos, TX

- Installation of Cable TV, P.O.T.S Phone and High Speed Data services
- Developed knowledge of the City of San Marcos streets and neighborhood layout



To Whom It May Concern:

It is with great pleasure and enthusiasm that I am writing to endorse Dylan Jones's application to your program. For the last 4 years of Dylan's 9 year employment at Grande I have served as Dylan's direct supervisor. Within a department of over 60 specialized technicians, Dylan is ranked within the top 5%.

Since the very start of Dylan's employment with Grande Communications he has shown to be not only a model employee through his dedication and work ethic but also a model citizen to the City of San Marcos. What makes Dylan such a unique and exceptional employee is his experience and ability to adapt within an industry of constant change while constantly exceeding company performance metrics. Dylan has served our customers face to face as an installer and over the phone in his current position as Grande's lead tech in our Technical Support Center.

During the time I have known Dylan as a field technician and customer support technician, his passion and commitment to the communities we service has been remarkable. With Dylan being a resident of San Marcos since birth he understands the need of giving back to his community by being responsible while on the road which he has proven through his impeccable safety record. Additionally Dylan is a contributing member of Grande's Passion and Commitment group. As a Passion and Commitment member, Dylan gives not only volunteer hours but also a portion of his pay check to help support local community organizations such as CASA and to help establish scholarships within our community.

I urge you to carefully consider Dylan who is, quite simply, the most remarkable young leader I have ever met.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Hanna', with a long, sweeping horizontal line extending to the right.

Michael s. Hanna
Technical Support Supervisor
Grande Communications
Michael.Hanna@corp.grandecom.com
512-738-0252

Planning and Zoning Commission
Student Liaison Interest Form

Name: P. Chance Kinnison

Address: 1230 N. LBJ, Apt. #838, San Marcos, Texas, 78666

Phone: (210) 687-0954

Email: pk1064@txstate.edu

Do you reside in San Marcos? X Yes ___ No

If Yes, for how many years? Less than 1, but have family history in San Marcos

Describe any experience or interests that you feel qualify you to serve as the student liaison:

I am motivated to apply for this valuable opportunity to gain exposure to the real world issues facing my community of San Marcos.

Not only do I have family background in planning, I also have family background in Hays County. My great-great grandfather was John Henry Saunders, a three-term Hays County Commissioner between 1902 and 1907 and early settler in the area. I have strong ties to Central Texas, and I want to participate in planning for our future here.

Planning and Architecture concepts have been integral in my life for as long as I can remember. I have helped in my family's architecture firm since I was old enough to work, and my sister is a certified planner for a large transportation agency in San Antonio. Most of our family dining table conversations concern matters of planning and public administration.

As you can see on my attached resume, I am very qualified to serve as a community liaison for the Planning and Zoning Commission. For example, I am currently a community planner for the National Park Service in San Marcos, and I have had experience in municipal government through my work as a Peace Corps Volunteer in Bulgaria.

Please take a moment to consider my application, and I hope to hear from you soon.

Best Regards, and thank you for your time.



P. Chance Kinnison

P. CHANCE KINNISON

chance.satx@gmail.com

1230 N. LBJ #838

San Marcos, Texas 78666

Tel: 210-687-0954

QUALIFICATIONS SUMMARY

Nine years professional experience; planning and managing international environmental consulting, education, community development, architectural and conservation projects and programs. Masters of Science in Environmental Science and Policy. Currently enrolled in a second M.S. program in the subject of Geography. Successful experience in directing and managing multiple projects both independently, and in collaboration with local or international clients and partners.

WORK EXPERIENCE

Student Community Planner Trainee, National Park Service, San Marcos, Texas, 02/2011-current

- Assist communities to perform cultural and ecological resource inventory and analysis, study designs and needs assessments.
- Conduct communications and interactions with public and professional audiences in concept development, design and planning workshops.
- Under the direction of project managers, prepare conceptual designs related to site management and conservation/recreation alternatives.

Conservation Project Info. Specialist, The Nature Conservancy, Austin, Texas, 9/06-2/1/2011

- Apply planning and design principles to prioritize and implement conservation plans.
- Plan and execute appropriate systems and processes related to conservation projects, and legal compliance with organization's policies and procedures.
- Manage the centralized Conservation Land System (CLS) relational database, for the programs within the South Central US Region, Caribbean and Latin American Region.
- Review and record corporate documentation and legal due diligence for the organization's real estate interests.
- Monitor and track internal compliance with organization's policies and procedures

Architectural Assistant, Kinnison and Assoc., Architects, San Antonio, Texas, 10/05-9/06

- Write and Edit contract documents, reports, cost estimates and other deliverables for Computer Aided Drafting (CAD) Initiatives and architectural property analysis reports for the U.S. Department of Defense Commissary Agency (DeCA).
- Provide office administration, business development and marketing services.

Environmental Advisor, U.S. Peace Corps, Bulgaria, Eastern Europe, 6/02-6/04

- Train and Facilitate Bulgarian counterparts in a small Municipal Government in grant writing, grant procurement, project planning and management for municipal, regional, national, and international agency funding opportunities.
- Plan and develop educational projects and programs in collaboration with host municipality's department of education, municipal council and local government.
- Provide technical training, consulting and linguistic support for the municipal staff and local leaders in the Municipality of Dolna Mitropolia, Bulgaria.

Production Assistant, Kinnison and Assoc., Architects, San Antonio, Texas, 1/01-6/02

- Plan and implement the production process of Computer Aided Drafting (CAD) Initiatives and Architectural Property Analysis reports for the U.S. Department of Defense Commissary Agency (DeCA).

Planning and Zoning Commission Student Liaison Interest Form

Name: James A. Cramer
Address: 1111 N. LBJ Dr. Apt. 133 San Marcos, TX 78666
Phone: (281) 787 - 7311
Email: jc1898@txstate.edu

Do you reside in San Marcos? ☒ Yes ☐ No
If Yes, for how many years? 2

Describe any experience or interests that you feel qualify you to serve as the student liaison:

I participated in a Job Shadowing position at the City of Austin Planning and Development Review Department as well as have held other positions that have given me the opportunity to gain a well organized and professional work ethic. I'm very interested in pursuing a career in Urban Planning/Design and feel this position will be a great opportunity to gain a deeper, first hand, understanding of all aspects of planning.

Submit completed interest form and resume (if desired) to:

snelson@sanmarcostx.gov

No later than March 4th

James A. Cramer
1111 N. LBJ Dr.
San Marcos, TX 78666
281-787-7311
jc1898@txstate.edu

Dear Sofia Nelson,

I am a current senior at Texas State University studying Urban and Regional Planning. I am stating my interest in the City of San Marcos Planning and Zoning Commission Spring 2011 Student Liaison position I have heard about from various professors, another student Erika Ragsdale as well as a presentation given within my Land Use course.

I am a fulltime student in good standing with a planned Graduation of December 2011 who can, and will, make a minimum of a 1-year commitment if chosen for the position. I have taken, and am currently taking, courses such as Urban Geography, Urban Planning, Location Analysis, Land Use Planning, Planning Methods and Procedures, Management and Communication that relate to this opportunity and would ultimately help to serve me in this position. I have also previously participated in another internship and 2 job shadowing positions where I developed a very professional demeanor appropriate for interacting with others within the specialized workforce which I feel any candidate for this position must possess.

I am interested in this opportunity because I would like to have hands on experience working within a community in preparation for a potential career in the same field. This opportunity appears to provide a great opportunity to gain a deeper and clearer understanding on just how a city operates in order to make changes. I'm excited for the possibility to become even more involved within the community that has given me so much as a young adult starting off in the world on my own. I appreciate your time in reading this and look forward to speaking with you.

Sincerely,

James A. Cramer

Resume Attached

James A. Cramer

1111 N. LBJ St. Apt 133 , San Marcos, TX, 78666

▪ 281-787-7311 ▪ jc1898@txstate.edu

OBJECTIVE Seeking to gain firsthand experience and an understanding in a Urban and Regional Planning field to prepare myself for a future within the Planning industry.

QUALIFICATIONS

- Excellent Multi-Tasking Skills
- Strong Verbal and Non-Verbal Communication
- Proactive Leadership Skills
- Skilled in Operating Microsoft Office Applications
- Proficient at Research Gathering and Interpretation

EDUCATION

Majoring with a B.S. in Urban and Regional Planning
Minor Business Administration

Texas State University - San Marcos, Texas Dec. 2011

Relevant Coursework: Urban Geography, Community and Regional Planning, Location Analysis, Land Use Planning, Planning Methods and Procedures.

EXPERIENCE

Teacher's Assistant

May 2009 – Aug. 2009

Interfaith Child Development Center, The Woodlands, TX.

- Interact, entertain and challenge the children within my classroom.
- Develop lesson plans.
- Present and carry out creative activities.
- Insure child's safety at all times.

Receptionist

Allure Spa and Salon

July 2008- January 2009

- Manage stylist individual revenue accounts.
- Managed product inventory.
- Made appointments, completed and received calls to and from clients.
- Signed, organized and reviewed incoming packages.

Summer Intern

Summer 2006

PBK Architects, Houston, TX.

- Assisted in expediting a new electronic filing system for blue prints.
- Traveled to job sites to record essential data for future projects.
- Revised projects using CADD.
- Complete project requirements before sent to contractors.

ACTIVITIES

- Texas State Tennis Club
- USTA Run Roll Volunteer
- Texas State Community Relations Volunteer and Seasonal Employee
- Student Planning Organization Member
- Shadowed the City of Austin Planning and Development Review Department
- Current Gap Outlet Part-time Employee

Planning and Zoning Commission

Student Liaison Interest Form

Name: Brooks Andrews
Address: 1975 Aquarena Springs (apt #1334C) San Marcos, TX 78666
Phone: (281) 684-1503
Email: ball14@txstate.edu

Do you reside in San Marcos? ☒ Yes ☐ No

If Yes, for how many years? 3.5 / until 12/2011 at least

Describe any experience or interests that you feel qualify you to serve as the student liaison:

Recently job shadowed & observed the city's Development
Services department and would like to expand on
the brief (but beneficial) experience gained. I would
also like to contribute to the city any way I can.

Submit completed interest form and resume (if desired) to:

snelson@sanmarcostx.gov

No later than March 4th

Ms. Sofia Nelson
Senior Planner
City of San Marcos
630 East Hopkins Street
Municipal Building-2nd Floor
San Marcos, TX 78666

March 4, 2011

Dear Ms. Nelson:

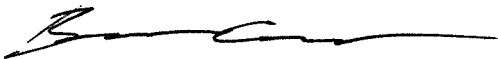
As a student studying planning and zoning issues who is currently pursuing a bachelor's of science degree in Urban and Regional Planning at Texas State University-San Marcos, I am writing to inform you of my interest in the Planning and Zoning Commission's Student Liaison position for Spring 2011. I am interested in the position because I would like to contribute what I can to the city from the teachings and lessons instilled in me over the course of my collegiate career. I would also like to turn the position into a learning experience to further my knowledge and skills in the planning and zoning issues found within municipal government.

I have been fascinated by the planning field ever since I learned of its existence while deciding upon my major field of study at the university in late summer 2009. Since then, I have truly excelled in my studies and the attached resume can provide proof. I guess one could say I found my niche, so to speak. If selected for the position, I feel I can bring a real student's perspective to the table while also representing the university. I feel I can enhance the relationship between the City of San Marcos and Texas State University by offering my educated thoughts and opinions on the issues that will arise over the next year, and hopefully leave a positive impact on the decisions the commission board will have to make.

Having said all this, I hope the experience and education cited in my resume suggests how I can be of service to the commission board and the city. If selected to fulfill the position, I will give my very best effort to serve any way I can to meet the needs of the commission board and bring development to the city in an educated and intelligent fashion.

I welcome the opportunity to discuss with you my qualifications for the Student Liaison position with the Planning and Zoning Commission. I can be reached any time via email and phone calls. Thank you for your consideration and I hope to hear from you soon.

Sincerely,



Brooks Andrews

1975 Aquarena Springs Drive
Apt. No. 1334C
San Marcos, TX 78666
(281) 684-1503
ba1114@txstate.edu

Brooks Andrews

LOCAL

1975 Aquarena Springs (Apt# 1334C)
San Marcos, TX 78666
281-684-1503
ba1114@txstate.edu

PERMANENT

15051 Peachmeadow
Channelview, TX 77530
281-457-5757
brooksA5@gmail.com

OBJECTIVE: Seeking an internship and/or job shadowing opportunity to gain hands on experience in the urban/land-use planning field and further my knowledge and skills to make the transition to professional work.

SUMMARY OF QUALIFICATIONS

- Possess the ability to think spatially as well as geographically and take all things into account when making decisions that will affect the future
- Educated thoroughly in Urban and Regional Planning, Transportation Planning, Geographic Information Science, and the importance of being sustainable
- Written and produced several papers, reports, PowerPoint presentations, and other documents in the fields listed above that are available in a personal portfolio
- Experience as a supervisor, maintenance worker, warehouse worker, and a waiter in previous jobs
- Honest, hard working, loyal, and devoted to everything I do and every task I am assigned

EDUCATION

Bachelor of Science, Major in Urban and Regional Planning

December 2011

Texas State University-San Marcos

- Minor: Business Administration
- Overall GPA: 2.80
- Average 3rd Year GPA: 3.41
- Awards: Spring 2010 Dean's List recipient

ORGANIZATIONS

National Organizations

- Student member of the American Planning Association

Texas State Organizations

- Active member of the Student Planning Organization

EXPERIENCE

Job Shadowing with the City of Hutto

January 2011

Planning Department

Job Shadowing with the City of San Marcos

January 2011

Planning and Development Services

VOLUNTEER EXPERIENCE

Student volunteer at annual APA Conference

October 2010

Student volunteer at Bobcat Build

March 2010

Volunteer and children's mentor at The First Tee

June 2007

Volunteer at annual Elves-&-More charity event

December 2006-2007

Brooks Andrews

LOCAL

1975 Aquarena Springs (Apt# 1334C)
San Marcos, TX 78666
281-684-1503
ba1114@txstate.edu

PERMANENT

15051 Peachmeadow
Channelview, TX 77530
281-457-5757
brooksA5@gmail.com

REFERENCES

Mrs. Jeannie Trent Sturrock
School Diagnostician
Brenham ISD
(979) 830-8533

Mr. Jim Nichols
PGA Teaching Professional
San Antonio Country Club
(210) 497-0948

Mr. Dale Schneider
Restaurant Manager
Tres Hermanas Restaurant and Cantina
(512) 878-2405

Planning and Zoning Commission

Student Liaison Interest Form

Name: Tory Carpenter

Address: 508 W. San Antonio, San Marcos TX, 78666

Phone: (972) 849. 1902

Email: tc1237@txstate.edu

Do you reside in San Marcos? ☒ Yes ☐ No

If Yes, for how many years? 2 1/2

Describe any experience or interests that you feel qualify you to serve as the student liaison:

I have done numerous planning assignments and projects for courses at Texas State, including a pedestrian and cyclist improvement plan for N LBJ north of Sessom. I have noticed several changes in San Marcos since I have lived here, and I am very interested in understanding more about the process of such changes.

Submit application to:

snelson@sanmarcostx.gov

No later than March 4th

Planning and Zoning Commission Student Liaison Interest Form

Name: Holden Haggerton

Address: 153 Dolly Street San Marcos, Texas 78666

Phone: (361) 701-0992

Email: hh1115@txstate.edu or holden.haggerton@gmail.com

Do you reside in San Marcos? X Yes No

If Yes, for how many years? 4

Describe any experience or interests that you feel qualify you to serve as the student liaison:

As a current student at Texas State University I have taken multiple Land Use Planning courses, I have experience in conducting a meeting with Roberts Rule of Order as well as holding multiple executive positions in different organizations. I have worked on different land use projects for different classes giving me the ability now to understand and relate different aspects of the position. Also having family living in San Marcos for over 30 years and myself being a property owner for a multiple years. Being apart of the Planning and Zoning Commission will broaden my experience while progressing my desire of becoming a planner.

Downtown Parking

Submit application to:

snelson@sanmarcostx.gov

No later than March 4th

2011 FEB 29 PM 3 22
Rec.

153 Dolly Street
San Marcos, Texas 78666
March 1, 2011

Ms. Sofia Nelson
Development Services - Planning
630 East Hopkins
San Marcos, Texas, 78666

Dear Ms. Nelson,

I am writing in response to your student liaison posting. I wish to be considered for the position of student liaison for the Planning and Zoning Commission. With my knowledge gained at Texas State in multiple, Land Use Planning and Geographic Information Systems courses, I hope that you find me qualified for the position.

As a current student at Texas State University, I have taken many courses in the Geography and Business departments. I'm an undergraduate senior pursuing a Bachelor in Science, concentrated in Urban and Regional planning with the emphasis in Geographic Information Systems, along with a business minor. Through my gained leadership skills as a member of Student Planning Organization, CCA TxState and Kappa Alpha Order, I have held multiple chair and executive positions. Because an interest in planning and community development is a qualification for the position; I find my studies in Land Use Planning, Planning Methods and Procedures as well as Geographic Information Systems courses to be relevant. During these course of enrolment at Texas State University I have participated in numerous projects in planning development; I was recently part of a consulting team for 2011 Downtown Parking Update Survey for the city of San Marcos. Taking these Planning Methods and Land-Use Management courses, I have achieved the knowledge of the proper way to use, construct, and protect the environment around us.

With my background being a self employed property owner in the city of Kingsville, Texas and San Marcos, Texas, I want to use what I have learned in the class room and incorporate it into the everyday society. Being able to attend, listen, and observe these Planning and Zoning Commission meeting will significantly progress my desire of becoming a planner.

Enclosed is a resume providing more information about my education and work experiences, I would appreciate an opportunity to sit down with you for an interview at your earliest convenience to discuss my student liaison application. You can reach me at (361) 701-0992, or by emailing me at holden.haggerton@gmail.com at any time.

Sincerely,

Holden Haggerton

Holden Haggerton

153 Dolly St.* San Marcos, Texas 78666 * (361) 701-0992 * holden.haggerton@gmail.com

Objective

The Student Liaison Position for the Planning and Zoning Commission

Education

Texas State University; San Marcos, Texas 78666

BS in Urban & Regional Planning and Geographic Information System,
with a Business Minor

Expected Graduation: December 2011

Related Course Work:

Land Use Planning

Community and Regional Planning

Planning Methods and Procedures

Geographic Information Systems I

Urban Geography

Physical Geography

Quantitative Methods

Technical Writing

Employment

January 2011 to Present

Blue Sky Mortgage; San Marcos, Texas 78666

Property Manager – For Lee Porterfield

June 2010 to August 2010

The Grapevine; Gruene, Texas 78130

Bar Tender

June 2009 to July 2009

The Steamery; San Marcos, Texas 78666

Carpet Technician

June 2008 to September 2008

Dons Laundry & Cleaners; Kingsville, Texas 78363

Personal Assistant/Property Manager

June 2007 to July 2007

Camp Longhorn; Burnet, Texas 78611

Camp Counselor/Supervisor

June 2006 to July 2006

Camp Longhorn; Burnet, Texas 78611

Camp Counselor

Honors and Organizations

Organizations:

Kappa Alpha Order: Historian, Parliamentarian, T-shirt chair, Scholarship chair, House Manager

Student Planning Organization: Member

CCA TxState: Member

Volunteer: Sights and Sounds, Bobcat Build

Interfraternity Council

References

Available Upon Request

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
March 22, 2011**

1. Present

Commissioners:

Bill Taylor, Chair
Bucky Couch, Vice-Chair
Sherwood Bishop
Randy Bryan
Travis Kelsey
Jim Stark
Chris Wood
Kenneth Ehlers
Curtis Seebeck

City Staff:

Matthew Lewis, Interim Director
Francis Serna, Recording Secretary
Sofia Nelson, Senior Planner
Phil Steed, Planner
John Foreman, Planner
Abby Gillfillan, Planner

2. Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday March 22, 2011 in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Vice Chair Couch welcomed the audience.

4. ***NOTE:*** *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*

5. Citizen Comment Period

Elena Duran, 1133 Lago Vista, stated she was present to talk about the Retreat San Marcos. She said that the Retreat was a great project before and now is even a better project with the amendments. She pointed out that everyone has college students living in their neighborhoods. Ms. Duran felt that they have a great relationship with college students because of their communication. She felt that having a project like the Retreat will pull college students out of neighborhoods and in to the multifamily housing. She encouraged the Commission to approve the project.

Mr. Manning stated he was present to speak on the Retreat project. He said it bothers him that San Marcos has once again taken a single family dwelling and massaged it and worked around it to make the move to a large group of apartments. Mr. Manning pointed out that homeowners have put a lot of equity into their homes because they had to put down payments and put their money on the line. He explained the project has indicated several different dwellings but they all knew it would be a multifamily apartment project. Mr. Manning pointed out that there is a big difference between home owners and renters. He mentioned that he is not convinced that there were adequate revisions to proposed project. In addition he asked if anyone has mentioned flood insurance. He said he is concerned with the loss of property value.

John McBride, 703 Franklin, stated he was present to oppose the retreat. He pointed out that the Commission would once again hear why neighbors are in opposition to the request. He added that the proposed development is not appropriate in the area. Mr. McBride advised the Commission that he still has police reports for last 3 years which include noise, disturbance verbal and physical, and liquor violations. Mr. McBride commented that they do not have those issues in Oak Heights. He said he was worked for many years with land owners and neighbors since 1996 and arrived with what they thought was acceptable which the Sector 2 Plan is. He stated that he didn't know why the request was back before the Commission but the lifestyle they are catering to is not compatible with single family residential homes. Mr. McBride said that the Commission turned down the request once and hopes they turn it down again.

Diane Wassenich, 11 Tangelwood stated that she has spoken to the Commission before about the Windemere situation. She wanted to remind the Commission about items previously pointed out. Ms. Wassenich pointed out that Sink Creek will run off in to Spring Lake and that there is no erosion control. Ms. Wassenich said besides the flood issues she also wanted to remind the Commission about the fire issues with having one exit for the subdivision. Ms. Wassenich wanted to Commission to understand what they may be approving. She provided the Commission with a handout found on the USGS website regarding Record Floods in Central Texas. She explained the ratio of previous flooding in the area.

Nancy Huenergardt, 317 Craddock Ave., #1101 stated she was present to oppose the Retreat. She doesn't feel it's a bad idea but not good to place in the area. She said she is a flight attendant and comes home late at night and there are cars parked all along Craddock to Hughson. Ms. Huenergardt added that the developer mentioned that kids prefer to walk to school but doesn't feel that is the case. She pointed out that she sees kids waiting at the bus when the school is just down the hill, they refuse to walk.

Sherri Bilson 2006 Lisa Lane stated that they were very excited that they heard what the public was saying and that they denied The Retreat. A petition with approximately 280 signatures was provided to Commission to recommend to maintaining the Sector 2 Plan. She asked the Commission to make a better choice in development. Ms. Bilson added that the area is the biggest area in San Marcos with established neighborhoods and would like to see them protected. She pointed out that there are currently 22 permits to construct apartments in San Marcos. Ms. Bilson asked the Commission to please consider the neighborhoods and protect them with the Sector 2 Plan. She asked the Commission to deny the request.

Abel Valencia, 1309 Sunflower Lane, student at TX State University and a member of Associate of Student Government presented a Resolution that was passed by the Associate of Student Government entitled Students in support of The Retreat. He asked the Commission to support the request.

6. PC-11-01(01). (The Preserve at Windemere) Consider a request by Joel Richardson on behalf of Rob Haug and Vince Wood for approval of a concept plat for two tracts approximately 235 acres out of the T.J. Chambers, E. Bursleson Jr., R. Clever and E. Clark Surveys located at 300 Lime Kiln Rd.

MOTION: Upon a motion made by Commissioner Couch and a second by Commissioner Bryan, the Commission voted all in favor to approve PC-11-01(01). The motion carried unanimously.

7. LUA-11-07 (1104, 1106, 1108 and 1110 Jones). Hold a public hearing and consider possible action on a request by Matt Chambers and on behalf of Rob Walch for a Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for a tract of land described as Victory Gardens Second Edition Block 34, Lots 9, 10, 11, and 12 located in the 1100 block of Jones Street.

8. ZC-11-11. (1104 Jones St) Hold a public hearing and consider possible action on a request by Matt Chambers, agent for Bob Walch, for a Zoning Change from Single Family Residential (SF-6) to Town House (TH), for a .06 acre tract described as Victory Gardens Block 34, Lot 12, and located at 1104 Jones Street.

9. ZC-11-12. (1106 Jones St) Hold a public hearing and consider possible action on a request by Matt Chambers, agent for Bob Walch, for a Zoning Change from Single Family Residential (SF-6) to Town House (TH), for a .06 acre tract described as Victory Gardens Block 34, Lot 11, and located at 1106 Jones Street.

10. ZC-11-10. (1108 Jones St) Hold a public hearing and consider possible action on a request by Matt Chambers, agent for Bob Walch, for a Zoning Change from Single Family Residential (SF-6) to Town House (TH), for a .06 acre tract described as Victory Gardens Block 34, Lot 10, and located at 1108 Jones Street.

11. ZC-11-13. (1110 Jones St) Hold a public hearing and consider possible action on a request by Matt Chambers, agent for Bob Walch, for a Zoning Change from Single Family Residential (SF-6) to Town House (TH), for a .06 acre tract described as Victory Gardens Block 34, Lot 9, and located at 1110 Jones Street.

Chair Taylor opened the public hearing for LUA-11-07; ZC-11-11; ZC-11-12; ZC-11-10; and ZC-11-13.

Joe Gonzales, owner of 400 Hines, a previous grocery store for about 38 years stated he is against the requests change because the lots are very small it is not economically feasible. Mr. Gonzales expressed concerns about the types of people that the development will bring into the neighborhood. Mr. Gonzales said people in the neighborhood have suffered allot and they do not want to put the neighbors in danger. He added that they do not want their property taxes to increase due to the proposed development. Mr. Gonzales said they do not want new development in the neighborhood.

Mary Gonzales stated that she has eight signatures from residents and property owners who are against the zoning change and the land use amendment. She explained that the signatures are residents who were unable to attend the meeting. Ms Gonzales pointed out that they have lived there all their lives and have a very close community who support each other. She said she does not believe the neighborhood is an area for town homes. Ms. Gonzales mentioned that she was representing the neighborhood. She asked the Commission to maintain the integrity of the neighborhood. Ms. Gonzales provided the Commission with the copies of the signatures.

Irene Jiamas stated she lives on Knox Street. Ms. Jiamas said she was against the development. The neighborhood does not want townhouses, they want single family houses.

Matt Chambers, developer, contractor and representative of Bob Walch stated he was glad to have the opportunity to answer questions and meet with neighbors. He pointed out that the property does allow houses but are operating under the affordable housing initiative. He said he wants to keep the integrity of the neighborhood. Mr. Chambers added that town homes are also single family homes. He explained that due to size of lot they have to build attached town homes. He invited the community to ask more questions of himself and Mr. Walch.

Brian Schuir, 1114 Jones explained that the community was normally migrant worker homes. The home in which he resides belonged to his grandmother. He added that the neighborhood is concerned about who will reside in the homes and increase of property taxes. Mr. Schuir added that most residents in the neighborhood are on low to fixed income. He stated that he has questions for the developer and is currently opposed to the request.

There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Bryan and a second by Commissioner Bishop, the Commission voted six (6) for and three (3) opposed to postpone LUA-11-07 (1104; 1106; 1108; 1110 Jones) to the April 12, 2011 Planning and Zoning Commission meeting. Commissioners Kelsey, Stark and Taylor voted no. The motion carried.

MOTION: Upon a motion made by Commissioner Bryan and a second by Commissioner Bishop, the Commission voted six (6) for and three (3) opposed to postpone ZC-11-11; ZC-11-12; ZC-11-10 and ZC-11-13 to the April 12, 2011 Planning and Zoning Commission meeting. Commissioners Kelsey, Stark and Taylor voted no. The motion carried.

There was a ten minute recess.

Commissioner Kelsey recused himself from the discussion and action on Items #13 through #21.

12. LUA-11-08. (The Retreat at San Marcos) Hold a public hearing and consider possible action on a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Future Land Use Map Amendment from Open Space (OS) to Commercial (C) for a tract of land located at 508 Craddock Avenue.

13. LUA-11-09. (The Retreat at San Marcos) Hold a public hearing and consider possible action on a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Future Land Use Map Amendment from Open Space (OS) to Medium Density Residential (MDR) for three tracts of land located at 508 Craddock Avenue.

14. LUA-11-10 (The Retreat at San Marcos) Hold a public hearing and consider possible action on a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for two tracts of land located at 508 Craddock Avenue.

15. LUA-11-11 (The Retreat at San Marcos) Hold a public hearing and consider possible action on a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Future Land Use Map Amendment from Commercial (C) to Medium Density Residential (MDR) for a tract of land located at 508 Craddock Avenue.

16. LUA-11-12 (The Retreat at San Marcos) Hold a public hearing and consider possible action on a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Future Land Use Map Amendment from Commercial (C) to Medium Density Residential (MDR) for a 1.71 acre tract of land in the 1500 Block of Old Ranch Road 12.

17. ZC-11-14 (The Retreat at San Marcos) Hold a public hearing and consider possible action on a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Zoning Change from Single Family Residential (SF-6) to Multi-Family Residential (MF-12) for a 39.4 acre tract located at 508 Craddock Avenue.

18. ZC-11-15 (The Retreat at San Marcos) Hold a public hearing and consider possible action on a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Zoning Change from Single Family Residential (SF-6) to Community Commercial (CC) for a 2.75 acre tract located at 508 Craddock Avenue.

19. ZC-11-16 (The Retreat at San Marcos) Hold a public hearing and consider possible action on a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Zoning Change from Office Professional (OP) to Multi-Family Residential (MF-12) for a 1.71 acre tract located in the 1500 Block of Old Ranch Road 12.

20. PDD-11-02. (The Retreat at San Marcos) Hold a public hearing and consider a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Planned Development District (PDD) overlay with a Multi-Family Residential (MF-12) and a Community Commercial (CC) base zoning for an approximately 48.36 acre tract located at 508 Craddock Avenue and in the 1500 block of Old Ranch Road 12.

Ed Theriot, ETR Development Consulting, LLC, the applicant gave a ten minute presentation.

Chair Taylor opened the public hearing.

John Williams, Williams & Associates, Athens, GA, stated that his partners, The Retreat will continue to strive to do things right. He pointed out that they have changed the commercial property that was a concern to the Commission and still maintained to donate property for a Fire Station. In addition, they have removed the connector road which has been recommended by neighboring residents. Mr. Williams added they have exceeded the requirements for storm water runoff. He thanked the Commission for their consideration and advised he would be available to answer questions.

Kevin Carlswell, 132 Country Lane, Maxwell TX, stated he is in support of The Retreat project. He said as Texas State continues to grown and has conflict with students moving into neighborhoods, he feels the development will allow students to live in residential neighborhood setting.

Robbie Wiley, 407 Oakwood Loop, spoke in support of project. She pointed out the increase in taxes and jobs that the project will provide for the city and schools are fabulous. Ms. Wiley added that all houses developed around the property would not be there if there wasn't change. She said change is good; we have to move on because San Marcos is growing.

Carol Grimm, 612 Dale Street, Oak Heights Subdivision located adjacent to the property. Ms. Grimm stated she feels the Retreat is a fantastic plan, but it doesn't meet the Sector 2 Plan. Ms. Grimm pointed out that the Commission took an oath to represent the community and what the citizens want. Ms. Grimm said the Commission was right the last time saying it is a great plan but does not meet the Sector 2 Plan and the desires of the citizens of San Marcos.

Bib Underwood, 1301 Brown Street, stated he is an environmentalist and has been promoting it in San Marcos for only 32 years. Mr. Underwood spoke in support of the request. He said that San Marcos is going to grow and would like to see the project approved. Mr. Underwood said he was concerned that future Commissioners will approve something less contributory to the City.

Marci McCollum, 105 Autumn Cove, the developer has bent over backwards to please everyone. She explained that they have a buffer, park and a fire station which will not disturb neighborhood. She felt that San Marcos should not pass up the proposed development.

Ben McCollum stated he has been in San Marcos since 1965. He pointed out that he has served on the Zoning Board and others. Mr. McCollum said he has not seen another company in San Marcos that has worked this hard to please citizens in opposition to the request. Mr. McCollum recommended that the Commission approve the request. He felt that the neighborhoods do not have the right to refuse donation of property for a fire station and jobs that the development will bring to the City.

Bailey Birshoil, 1920 Ramona Circle stated she has questions and would like them addressed. She asked if the single unit southern houses will be rented out by bedroom; will the PDD prevent the owner from selling of pieces of property; and what resources do citizens have if the developers or property managers fail to live up to the PDD standards.

Diane Wassenich, 11 Tanglewood, stated she lives near Sagewood and explained that they were told they were going to have a nice buffer between Sagewood and the houses near it but turns out to be a trashy area. She added that they were also told it was going to be well constructed. She said the fences are falling down. Ms. Wassenich said that houses located near apartment complexes are used as rental units because people do not want to live near apartments. She asked the Commission to look at other neighborhoods that have apartment complexes near them and see what is going to happen to the proposed development if approved.

Dave Jasak, 1924 Ramona Circle thanked Commissioner Bishop for speaking about holding up the integrity of the Planning and Zoning Commission. Mr. Jasak pointed out the package they received from The Retreat included 22 letters in support of which 17 letters are from people not affected by the neighborhoods in the area. He added that 5 are from residents in the neighborhoods and three were form letters. Mr. Jasak said he offered to walk the streets to get a petition signed to keep the property single family residential. He explained that only 2 people were in support of the retreat from the 49 people he spoke to.

Doug Cooper, 2004 Castle Gate Circle spoke against the request. He said it does not conform to the Sector 2 Plan and will not contribute to good quality of life to the existing neighborhoods. Mr. Cooper added that the development would contribute more traffic congestion and will not offer anything positive for upcoming years. He said San Marcos needs to have better economic development to provide better paying jobs and offer good homes so people will stay in San Marcos. He asked the Commission to vote against the Retreat.

Vic Patel, 215 Sierra Ridge Drive spoke in support of the project. He felt that it will be a great addition to San Marcos. Mr. Patel added that the town is growing and is in need of this type of project. He said the commercial in the corner of the property is good for the project. Mr. Patel also felt that the buffer zone is adequate for the development.

Danielle Massen, Texas State University student stated she was excited that she was able to go in front of the Associated Student Government and informed them about The Retreat. She felt that this project will be beneficial to the students in the future. Ms. Massen pointed out that the Associate Student Government is in support of the Retreat project and hope that the Commission takes it into consideration. She urged the Commission to allow Dr. Weatherford to participate in the free enterprise system that has made this country great. She added that the project will benefit the citizens and the students of San Marcos.

Camille Phillips, Franklin Drive asked the Commission to deny the request. She explained that the project does not support the Sector 2. She asked the Commission to follow the Master Plan. Ms. Phillips added that if we put new apartments in the neighborhoods we are telling people that we are not going to protect our neighborhoods and families in San Marcos.

Nicholas (last name unknown), 1211 Aquarena Springs, Riverside Ranch Apts., said the Commission should approve the request. He added that the student body of 30,000 support project. He spoke in support of the request.

There were no additional citizen comments and the public hearing was closed.

There was a ten minute recess.

MOTION: Upon a motion made by Commissioner Couch and a second by Commissioner Ehlers the Commission voted four (4) in favor and three (3) opposed and one (1) abstained to approve LUA-11-08, LUA-11-09, LUA-11-10, LUA-11-11, LUA-11-12, ZC 11-14, ZC-11-15, ZC-11-16, PDD-11-02 with the conditions: to accept the 4.5 acres and the construction of a 9 (or 18 if the property supports it) hole Disc Golf Course to be constructed at the developer's expense, construction of mulch walking trail and payment of \$7,500 to be applied toward construction of a parking lot for Disc Golf users and a fence shall

be built between the existing houses on the Archie and Dolly Street where none exists currently, a layer of vegetations shall be retained or vegetation buffer created, and the tee boxes of the proposed disc golf course shall be located to minimize the impact on the existing houses. The motion carried. Commissioners Bishop, Stark and Wood voted no and Commissioner Seebeck abstained.

21. TMA-11-01. (The Retreat at San Marcos) Hold a public hearing and consider a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for an amendment to the City's Thoroughfare Plan removing the Hughson-Ramona Collector.

Chair Taylor opened the public hearing.

John Williams, Williams & Associates, Athens, GA stated that the removal of the Hughson-Ramona collector is a result of what the community requested. Mr. Williams said he was available to answer questions.

Ed Theriot, ETR Development added that during the initial meetings, in reviewing TIA it was acknowledged putting in collector without their development would lower the intersections to a level of service F with cut through traffic. With the recommendation by the city's engineer, they are requesting to remove the Hughson-Ramona collector.

Susan Nichols, Principal of school across from the proposed development and resident three blocks down. She explained that at previous meetings it was discussed that the road would be a raceway if left a solid road. Ms. Nichols mentioned that people did prefer to have the road cut in pieces.

There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Bryan and a second by Commissioner Wood, the Commission voted seven (7) in favor and one (1) opposed and one (1) abstained to approve TMA-11-01. The motion carried. Commissioner Bishop voted no. Commissioner Kelsey abstained.

MOTION TO AMEND THE MAIN MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Couch, the Commission voted all in favor to approve TMA-11-01 conditioned upon approval by City Council. The motion carried. Commissioner Bishop voted no. Commissioner Kelsey abstained.

22. LUA-11-06 (Riata Pass, LLC) Hold a public hearing and consider possible action on a request by Riata Pass LLC, on behalf of Clifford Rust, for a Future Land Use Map Amendment from Very Low Density (LDR) to High Density Residential (HDR) for 6.17 acre tract part of the ABS 17-2 TR 280 JM Veramendi Survey located west of Post Road, south of Booth Drive and north of Claremont Street (the property does not have street frontage).

WITHDRAWN BY APPLICANT.

23. ZC-11-09 (Riata Pass, LLC) Hold a public hearing and consider possible action on a request by Riata Pass LLC, on behalf of Clifford Rust, for a Zoning Change from unzoned to Multi-family Residential (MF-18) for 6.17 acre tract part of the ABS 17-2 TR 280 JM Veramendi Survey located west of Post Road, south of Booth Drive and north of Claremont Street (the property does not have street frontage).

WITHDRAWN BY APPLICANT.

24. Discussion Items.

Commissioner Bishop asked staff for clarification regarding the process in which an item is allowed to be brought before the Commission once it has been denied.

Planning Report

Appointment of a Student Liaison to the Planning and Zoning Commission. Staff was requested to post on April 12, 2011 Planning Commission agenda for action. Staff will provide the Commission with Student Liaison applications.

Commissioners' Report

There was no Commissioners' Report.

25. Consider approval of the minutes from the Regular Meeting on Tuesday, March 8, 2011.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Bishop, the Commission voted all in favor to approve the minutes of the Regular Meeting on March 8, 2011. The motion carried unanimously.

26. Questions and answers from the Press and Public.

There were no questions from the public.

27. Adjournment

Vice Chair Couch adjourned the Planning and Zoning Commission at 9:22 p.m. on Tuesday, March 22, 2011.

Bill Taylor, Chair

Bucky Couch, Vice Chair

Jim Stark, Commissioner

Travis Kelsey, Commissioner

Chris Wood, Commissioner

Randy Bryan, Commissioner

Kenneth Ehlers, Commissioner

Sherwood Bishop, Commissioner

Curtis Seebeck, Commissioner

ATTEST:

Francis Serna, Recording Secretary

**MINUTES OF THE SPECIAL MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
March 29, 2011**

1. Present

Commissioners:

Bill Taylor, Chair
Sherwood Bishop
Travis Kelsey
Jim Stark
Chris Wood
Kenneth Ehlers
Curtis Seebeck

City Staff:

Francis Serna, Recording Secretary
Sofia Nelson, Senior Planner
Phil Steed, Planner
John Foreman, Planner
Christine Holmes, Chief Planner

2. Call to Order and a Quorum is Present.

With a quorum present, the Special Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday March 29, 2011 in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Chair Taylor welcomed the audience.

NOTE: *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*

4. Hold a public hearing and consider action on supplementing the Land Development Code by adopting the Downtown SmartCode which establishes rules and regulations for land development within boundaries approved by the City Council.

Chair Taylor opened the public hearing.

Diana Baker, 727 Belvin stated she was present to ask the Commission to incorporate architectural standards and building height restrictions into the proposed San Marcos Downtown Code. She expressed concerns regarding not having architectural standards and building height restrictions in the downtown area. Ms. Baker referred to Charleston informing the Commission that they have embraced the Form Based Code with architectural standards and have been very successful. Ms. Baker urged the Commission to recommend to City Council that Planning staff incorporate architectural standards with height restrictions into the downtown code before the Code is approved.

Ron Jager, 626 W. San Antonio Street expressed his concern regarding preservation. He explained that when he spoke to City Council he addressed that the form based code designations of civic spaces and buildings did not address the preservation of the space or buildings. Mr. Jager pointed out the preservation is only mentioned twice in the ninety two page document and one reference to the Historic Preservation Commission. He pointed out that the San Marcos square is isolated in civic space. He felt that there is not a concern regarding preservation. Mr. Jager asked the Commission to preserve preservation.

Jean Baggett, 726 W. Hopkins, provided a letter dated March 25, 2011. Ms. Baggett gave a brief overview of the letter she submitted to the Commission.

Monica M. McNabb, 2006 Martins Crest, Co-Chair of Government Affairs Committee with the Board of Realtors provided the Commission with a memo. She stated that the San Marcos Area Board of Realtors does support the adoption of the Downtown Smart Code and feels everyone should come together and be behind the smart code. Ms. McNabb pointed out that the future of the community can address all the issues left behind from the Land Development Code from protecting pedestrians, reducing speeds, using land more efficiently and accommodating growth in a sustainable manner. Ms. McNabb stated that their recommendation is to allow downtown revitalization into supporting and adopting the Downtown Smart Code.

HC Kyle, 711 W. San Antonio Street stated he has property downtown and has previously spoken to the Commission. He expressed concerns regarding the mistakes that people have made because they do not have the data stating that people in downtown San Marcos do not have cars. Mr. Kyle explained that in the last seven years he has managed four apartment units with two bedrooms each and each student having a vehicle. Mr. Kyle pointed out if the Smart Code only requires one parking space per apartment, there will be someone looking for additional parking in downtown. He asked the Commission to speak to other property owners in downtown to find out if their tenants have cars. Mr. Kyle mentioned that people in the old part of town are scared of the code. They feel that the code will ruin their neighborhoods. He recommended that only T4 and T5 be applied to the Smart Code.

Ryan Perkins, 727 W. Hopkins, stated that the recommendation by the Historic Preservation Commission to include architectural standards in the smart code is acceptable but understands that property rights are a major concern. He pointed out that he supports the heights and standards recommended by staff under the current revised SmartCode. Mr. Perkins added that parking is the biggest issue facing downtown. He felt that we must develop and implement a strategic parking master plan or district to deal with current and future needs of the downtown area. Mr. Perkins stated that he currently supports the parking requirements in the revised SmartCode. He stated he is in favor of the revised smart code.

John David Carson, Carson Properties 1911 Corporate Drive, San Marcos, stated that Carson Properties has provided the Commission a letter in support of smart code. Mr. Carson pointed out that he has studied the code in detail and is available to answer questions and concerns.

Diane Wassenich 11 Tanglewood stated that no one has spoken to the Commission regarding CM Allen Street about the river park system. She said it is very important that there are height limits on CM Allen. Ms. Wassenich added that San Marcos has a problem with apartment residents. She wanted the Commission to be aware if they open up the downtown and the river parks area to be dense apartments we are going to have to add a lot of police and cleanup crews for the parks. Ms. Wassenich added that she hopes that the rivers are not trashed.

James Baker, 727 Belvin Street stated that he would like to address the process of the code. He said that people should have the ability to comment in open government. He encouraged the Commission to make modifications to allow citizens to provide adequate feedback. Mr. Baker added that citizens can continue to learn during the public process.

MOTION: Upon a motion made by Commissioner Stark and a second by Commissioner Ehlers, the Commission voted seven (7) for and none (0) opposed to recommend to City Council approval of the San Marcos SmartCode with the conditions as noted in the amended motions. The motion carried unanimously.

AMENDED MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Ehlers, the Commission voted seven (7) for and none (0) opposed to approve that the name of the code should be changed to the San Marcos SmartCode. The motion carried unanimously.

AMENDED MOTION: Upon a motion made by Commissioner Stark and a second by Commissioner Ehlers, the Commission voted seven (7) for and none (0) opposed to approve within the Mandatory SmartCode District Density Requirements (the number of units per acre) to be removed and replaced with the following height requirements: a maximum height of 3 stories for properties located in the downtown historic district; a maximum of 5 stories permitted by right for properties within the SmartCode District but that are not located in the downtown historic district; and 6+ stories permitted by warrant (approval by the Planning and Zoning Commission). The motion carried unanimously.

AMENDED MOTION: Upon a motion made by Commissioner Stark and a second by Commissioner Wood the Commission voted seven (7) for and none (0) opposed to approve that new development located within the CBA will be required to adhere to the parking requirements outlined in the SmartCode; within the mandatory SmartCode district multi-family parking requirements should adhere to the same parking requirements outlined in the LDC; a parking Management District to be implemented to address downtown parking concerns; and a fee-in-lieu of parking be established to allow developers to pay a fee that will go towards downtown parking improvements if parking cannot be met on site. The motion carried unanimously.

AMENDED MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Ehlers, the Commission voted seven (7) for and none (0) opposed to approve incentives to add wording to Section 1.6.1(b) so that it states "applications under this code shall be processed with priority over those under the LDC, that were eligible to use this code and did not, including those with prior filing dates", and add wording to Section 1.6.1(d) of the code to allow the percentage of building permit rebates to equal the cost savings to the City. The motion carried unanimously.

The Planning and Zoning Commission directed staff to work with stakeholders to present possible architectural standards at the April 12th Planning and Zoning Commission meeting.

5. Questions and answers from the Press and Public.

HC Kyle felt that the Commission did not address the parking problem.

The Planning Commission discussed parking and made an amendment to the motion.

Diana Baker said that the Commission did not address HPC recommendation to include architectural standards.

The Planning and Zoning Commission directed staff to work with stakeholders to present possible architectural standards at the April 12th Planning and Zoning Commission meeting.

John David Carson asked if the City Council was not going to take action at the next City Council meeting. He recommended that the schedule remain the same and that the vote still take place on the April 19th City Council meeting.

Sofia Nelson advised that City Council rescheduled the workshop and discussion to the April 5th City Council meeting and for a vote on the April 19th City Council meeting.

James Baker, 727 Belvin Street, asked if the proposed smart code will provide property owners with public hearing notifications.

Sofia Nelson advised that public hearing notices will continue in the process.

Andrew Algava mentioned that he owns the property across from post office and yesterday launched the property to be a parking lot. He said it will be an experience and he will be collecting information on what can go right and wrong. Mr. Algava said he is willing to speak to anyone regarding the project.

6. Adjournment

Chair Taylor adjourned the Planning and Zoning Commission at 9:01 p.m. on Tuesday, March 29, 2011.

Bill Taylor, Chair

Sherwood Bishop, Commissioner

Jim Stark, Commissioner

Travis Kelsey, Commissioner

Chris Wood, Commissioner

Kenneth Ehlers, Commissioner

Curtis Seebeck, Commissioner

ATTEST:

Francis Serna, Recording Secretary